## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

7 New Street, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$910,000		&		\$1,000,000			
Median sale pr	rice							
Median price	\$2,505,000	Pro	operty Type	Hou	ise		Suburb	Armadale
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	48 Lansdowne Rd ST KILDA EAST 3183	\$900,000	22/03/2024
2	7 Malakoff St ST KILDA EAST 3183	\$960,500	28/01/2024
3	44 Harvey St PRAHRAN 3181	\$980,000	16/12/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/04/2024 17:33









**Property Type:** House (Res) Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$910,000 - \$1,000,000 Median House Price December quarter 2023: \$2,505,000

# **Comparable Properties**



48 Lansdowne Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$900,000 Method: Private Sale Date: 22/03/2024 Property Type: House (Res)



7 Malakoff St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$960,500 Method: Private Sale Date: 28/01/2024 Property Type: House Land Size: 209 sqm approx

44 Harvey St PRAHRAN 3181 (REI/VG)

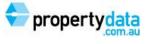


Agent Comments

Price: \$980,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 141 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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