

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 consumer.vic.gov.au/underquoting

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$2,505,000 Property Type House Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 Source REIV

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

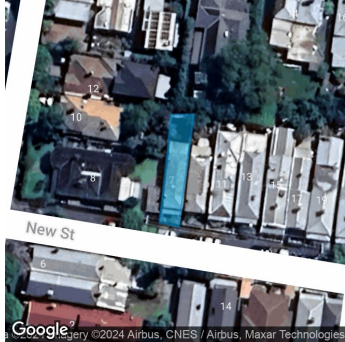
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address 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

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