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

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

#### Property offered for sale

Including suburb and postcode

Address 74 Union Street, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$4,000,000		&		\$4,250,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type	Hou	se		Suburb	Armadale
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	12 Stonnington PI TOORAK 3142	\$4,325,000	20/10/2023
2	14-16 Ashleigh Rd ARMADALE 3143	\$4,260,000	02/08/2023
3	24 Denham PI TOORAK 3142	\$4,210,000	09/08/2023

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:

02/11/2023 14:18

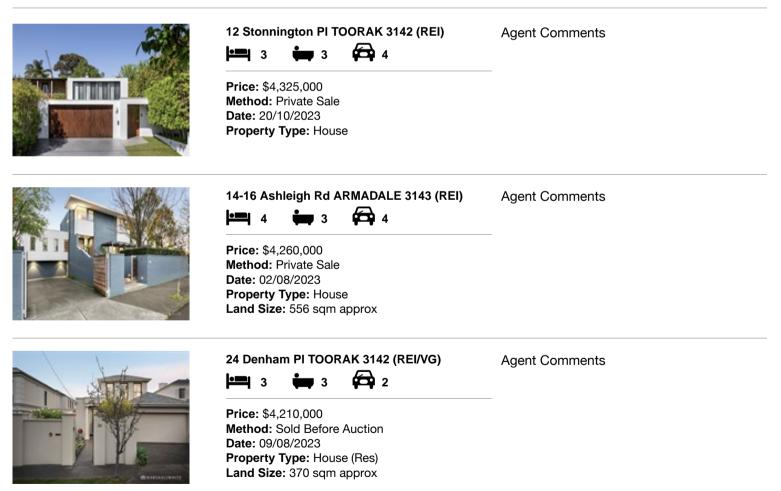






**Property Type:** Agent Comments Indicative Selling Price \$4,000,000 - \$4,250,000 Median House Price September quarter 2023: \$2,560,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999



propertydata

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