## 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

8b Barkly Avenue, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,800,000		&		\$1,950,000				
Median sale price									
Median price	\$2,325,500	Pro	Property Type H		House		Suburb	Armadale	
Period - From	01/01/2025	to	31/03/2025		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	15 Cummins Gr MALVERN 3144	\$1,912,000	09/04/2025
2	43 Edsall St MALVERN 3144	\$1,941,000	29/03/2025
3	1 Hunter St MALVERN 3144	\$1,943,000	20/12/2024

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:

07/05/2025 15:46









Rooms: 2 Property Type: Agent Comments Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price March quarter 2025: \$2,325,500

# **Comparable Properties**

15 Cummins Gr MALVERN 3144 (REI) → 3 → 2 → - Price: \$1,912,000 Method: Sold Before Auction Date: 09/04/2025 Property Type: House (Res)	Agent Comments
43 Edsall St MALVERN 3144 (REI) ■ 3 • 2 • - Price: \$1,941,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res)	Agent Comments
1 Hunter St MALVERN 3144 (REI/VG) 3 2 2 2 Price: \$1,943,000 Method: Private Sale Date: 20/12/2024 Property Type: House Land Size: 240 sqm approx	Agent Comments

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



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