

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

9 Beatty Avenue, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,710,000

Property Type House

Suburb Armadale

Period - From 01/01/2024

to 31/03/2024

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	46 Highbury Gr PRAHRAN 3181	\$1,500,000	15/06/2024
2	27 Ivy St PRAHRAN 3181	\$1,475,000	25/05/2024
3	111 York St PRAHRAN 3181	\$1,395,000	11/05/2024

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:

20/06/2024 09:13



2 1 0

Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2024: \$2,710,000

Comparable Properties



46 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,500,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)



27 Ivy St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,475,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 253 sqm approx



111 York St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,395,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)