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	12/20 Valentine Grove, Armadale Vic 3143

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $616,500 Property Type Unit Suburb Armadale

Period - From 01/04/2020 to 31/03/2021 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	3/5 Armadale St ARMADALE 3143	$637,000	22/05/2021
2	8/50a Wattletree Rd ARMADALE 3143	$585,000	01/05/2021
3	9/61 Kooyong Rd ARMADALE 3143	$530,000	29/04/2021

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: 27/05/2021 12:31

12/20 Valentine Grove, Armadale Vic 3143



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending March 2021: $616,500

Comparable Properties



3/5 Armadale St ARMADALE 3143 (REI)

2 1 1

Price: $637,000
Method: Auction Sale
Date: 22/05/2021
Rooms: 3
Property Type: Apartment

Agent Comments



8/50a Wattletree Rd ARMADALE 3143 (REI)

2 1 1

Price: $585,000
Method: Sold Before Auction
Date: 01/05/2021
Property Type: Apartment

Agent Comments



9/61 Kooyong Rd ARMADALE 3143 (REI)

2 1 -

Price: $530,000
Method: Sold Before Auction
Date: 29/04/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.