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	1/1 Clendon Road, Armadale Vic 3143

Indicative selling price

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

Range between $410,000 & $451,000

Median sale price

Median price $720,000 Property Type Unit Suburb Armadale

Period - From 01/10/2022 to 31/12/2022 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	14/54 Sutherland Rd ARMADALE 3143	$430,000	30/09/2022
2	4/8 Grandview Gr PRAHRAN 3181	$410,000	14/02/2023
3			

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: 22/03/2023 12:31

1/1 Clendon Road, Armadale Vic 3143

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1 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$410,000 - $451,000
Median Unit Price
December quarter 2022: $720,000

Comparable Properties



14/54 Sutherland Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 30/09/2022
Property Type: Apartment

Agent Comments

1 x bed, 1 x bath, 1 x car - within 0.85km of subject property



4/8 Grandview Gr PRAHRAN 3181 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 14/02/2023
Property Type: Apartment

Agent Comments

1 x bed, 1 x bath, 1 x car - within 0.67km of subject property

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.

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