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 Rose Street, Armadale Vic 3143

Indicative selling price

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

Range between $2,950,000 & $3,245,000

Median sale price

Median price $2,505,000 Property Type House Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 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	15 Newry St WINDSOR 3181	$3,025,000	24/02/2024
2	28 Hume St ARMADALE 3143	$2,970,000	02/03/2024
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: 18/03/2024 16:54

9 Rose Street, Armadale Vic 3143



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,950,000 - $3,245,000
Median House Price
December quarter 2023: $2,505,000

Comparable Properties



15 Newry St WINDSOR 3181 (REI)

3 2 2

Price: $3,025,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments



28 Hume St ARMADALE 3143 (REI)

3 2 2

Price: $2,970,000
Method: Private Sale
Date: 02/03/2024
Property Type: House

Agent Comments

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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