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	10 Hume Street, Armadale Vic 3143

Indicative selling price

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

Single price $3,425,000

Median sale price

Median price $2,102,500 Property Type House Suburb Armadale

Period - From 01/04/2024 to 30/06/2024 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	11 Glassford St ARMADALE 3143	$3,650,000	23/03/2024
2	16 Valetta St MALVERN 3144	$3,530,000	09/05/2024
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: 22/07/2024 12:20

10 Hume Street, Armadale Vic 3143



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,425,000
Median House Price
June quarter 2024: $2,102,500

Comparable Properties



11 Glassford St ARMADALE 3143 (REI/VG)

3 2 1

Price: $3,650,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



16 Valetta St MALVERN 3144 (REI)

3 2 2

Price: $3,530,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 745 sqm approx

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 - Marshall White | P: 03 9822 9999

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