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	4/7 Elgin Avenue, Armadale Vic 3143

Indicative selling price

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

Range between $380,000 & $410,000

Median sale price

Median price $725,000 Property Type Unit Suburb Armadale

Period - From 10/07/2023 to 09/07/2024 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	2/7 Elgin Av ARMADALE 3143	$420,000	22/06/2024
2	3/55 Northcote Rd ARMADALE 3143	$414,000	13/05/2024
3	14/9 Ascot St MALVERN 3144	$385,000	26/06/2024

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: 10/07/2024 07:04

4/7 Elgin Avenue, Armadale Vic 3143



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000 - $410,000
Median Unit Price
10/07/2023 - 09/07/2024: $725,000

Comparable Properties



2/7 Elgin Av ARMADALE 3143 (REI)

1 1 1

Price: $420,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Apartment

Agent Comments



3/55 Northcote Rd ARMADALE 3143 (REI/VG)

1 1 -

Price: $414,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit
Land Size: 767 sqm approx

Agent Comments



14/9 Ascot St MALVERN 3144 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 26/06/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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