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<br>Including suburb and postcode | 29a Adelaide Street, Armadale Vic 3143 |

## Indicative selling price

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

Range between $5,500,000 & $5,850,000

## Median sale price

Median price $2,463,000 Property Type House Suburb Armadale

Period - From 01/07/2023 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 | 1 Myamyn St ARMADALE 3143 | $6,000,000 | 16/07/2024 |
| 2 | 3/50 Hampden Rd ARMADALE 3143 | $5,350,000 | 18/06/2024 |
| 3 | 17 Fraser St MALVERN 3144 | $5,500,000 | 26/02/2024 |

**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: 26/08/2024 14:44

# 29a Adelaide Street, Armadale Vic 3143



4 2 2

**Property Type:** House
**Land Size:** 513 sqm approx

Agent Comments

**Indicative Selling Price**
$5,500,000 - $5,850,000
**Median House Price**
Year ending June 2024: $2,463,000

## Comparable Properties



**1 Myamyn St ARMADALE 3143 (REI)**

4 2 -

**Price:** $6,000,000
**Method:** Private Sale
**Date:** 16/07/2024
**Property Type:** House (Res)

Agent Comments



**3/50 Hampden Rd ARMADALE 3143 (REI)**

3 3 3

**Price:** $5,350,000
**Method:** Private Sale
**Date:** 18/06/2024
**Property Type:** House
**Land Size:** 1693 sqm approx

Agent Comments



**17 Fraser St MALVERN 3144 (REI/VG)**

4 5 6

**Price:** $5,500,000
**Method:** Private Sale
**Date:** 26/02/2024
**Property Type:** House

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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