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	2a Rose Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,400,000 & $1,540,000

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	9 Beatty Av ARMADALE 3143	$1,450,000	04/07/2024
2	13 Stanhope St ARMADALE 3143	$1,670,000	22/04/2024
3	13 Bowen St PRAHRAN 3181	$1,500,000	27/03/2024

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: 14/08/2024 09:53

2a Rose Street, Armadale Vic 3143



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
June quarter 2024: $2,102,500

Comparable Properties



9 Beatty Av ARMADALE 3143 (REI)

2 1 -

Price: $1,450,000
Method: Private Sale
Date: 04/07/2024
Property Type: House

Agent Comments



13 Stanhope St ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,670,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments



13 Bowen St PRAHRAN 3181 (VG)

2 - -

Price: $1,500,000
Method: Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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