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	4/29 Huntingtower Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,750,000 & $1,870,000

Median sale price

Median price $1,725,000 Property Type Townhouse Suburb Armadale

Period - From 28/08/2023 to 27/08/2024 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	3/591 Toorak Rd TOORAK 3142	$1,850,000	14/08/2024
2	42a Packington St PRAHRAN 3181	$1,800,000	23/07/2024
3	12/105 Mathoura Rd TOORAK 3142	$1,899,999	02/07/2024

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: 28/08/2024 15:38

4/29 Huntingtower Road, Armadale Vic 3143



3 2 2

Property Type: townhouse

Agent Comments

Indicative Selling Price
$1,750,000 - $1,870,000
Median Townhouse Price
28/08/2023 - 27/08/2024: $1,725,000

Comparable Properties



3/591 Toorak Rd TOORAK 3142 (REI)

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Agent Comments



42a Packington St PRAHRAN 3181 (REI)

3 2 2

Price: $1,800,000
Method: Private Sale
Date: 23/07/2024
Property Type: House (Res)

Agent Comments



12/105 Mathoura Rd TOORAK 3142 (VG)

2 - -

Price: $1,899,999
Method: Sale
Date: 02/07/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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