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	6/20 Valentine Grove, Armadale, VIC 3143

Indicative selling price

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

Single price	$435,000

Median sale price

Median price	760,000	Property Type	Unit	Suburb	ARMADALE
Period - From	19/05/2024	to	18/11/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 6/21 Thanet Street Malvern Vic 3144	$430,000	2024-11-09
2 101/175 Balaclava Road Caulfield North Vic 3161	$425,000	2024-10-21
3 10/194 Alma Road St Kilda East Vic 3183	$420,000	2024-10-15

This Statement of Information was prepared on: 19/11/2024