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	2/71 Gladstone Avenue, Armadale Vic 3143

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	1/21 Thanet St MALVERN 3144	$630,000	23/11/2024
2	1/6 Finlayson St MALVERN 3144	$660,000	25/10/2024
3	3/50 Denbigh Rd ARMADALE 3143	$655,000	14/09/2024

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: 02/12/2024 11:54

2/71 Gladstone Avenue, Armadale Vic 3143



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending September 2024: $692,500

Comparable Properties

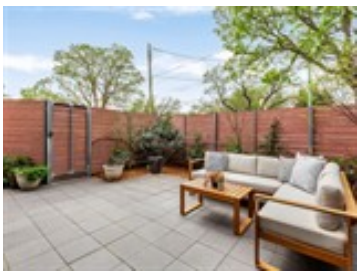


1/21 Thanet St MALVERN 3144 (REI)

2 1 1

Price: $630,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

Agent Comments



1/6 Finlayson St MALVERN 3144 (REI)

2 1 1

Price: $660,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: Apartment

Agent Comments



3/50 Denbigh Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $655,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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