

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

3 Stanhope Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Armadale

Period - From 01/07/2018 to 30/06/2019 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	11 Kingsway ARMADALE 3143	\$2,030,000	22/06/2019
2	14 Densham Rd ARMADALE 3143	\$1,800,000	27/06/2019
3	13 Horace St MALVERN 3144	\$1,750,000	24/09/2019

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:

17/10/2019 15:45



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Property Type: House - Terrace
Land Size: 188 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2019: \$2,150,000

Comparable Properties



11 Kingsway ARMADALE 3143 (REI)

[Agent Comments](#)

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Price: \$2,030,000
Method: Auction Sale
Date: 22/06/2019
Property Type: House (Res)
Land Size: 283 sqm approx



14 Densham Rd ARMADALE 3143 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,800,000
Method: Sold Before Auction
Date: 27/06/2019
Property Type: House (Res)
Land Size: 329 sqm approx



13 Horace St MALVERN 3144 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,750,000
Method: Private Sale
Date: 24/09/2019
Property Type: House