

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

16 Glassford Street, Armadale Vic 3143

Indicative selling price

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

Single price \$4,395,000

Median sale price

Median price \$2,435,000

Property Type House

Suburb Armadale

Period - From 01/10/2019

to 30/09/2020

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	42 Denbigh Rd ARMADALE 3143	\$4,500,000	30/07/2020
2			
3			

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:

09/10/2020 16:48



 4  2  1

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price

\$4,395,000

Median House Price

Year ending September 2020: \$2,435,000

Comparable Properties



42 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

 4  3  2

Price: \$4,500,000

Method: Expression of Interest

Date: 30/07/2020

Property Type: House

Land Size: 716 sqm approx

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.