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	13 Rose Street, Armadale, VIC 3143

Indicative selling price

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

Single price		or range between	$1,550,000	&	$1,625,000

Median sale price

Median price	$2,463,000	Property type	House	Suburb	Armadale
Period - From	11/04/2024	to	10/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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	16 Clendon Rd, Armadale VIC	$1,675,000	14/09/2024
2	75 Pridham St, Prahran VIC	$1,570,000	16/06/2024
3	8 Murray St, Prahran VIC	$1,550,000	18/05/2024

This Statement of Information was prepared on: 11/10/2024

CONSUMER AFFAIRS VICTORIA