

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<br>Including suburb and<br>postcode | 9 Hampden Road, Armadale, VIC 3143 |
|---|------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|              |  |                  |             |   |             |
|--------------|--|------------------|-------------|---|-------------|
| Single price |  | or range between | \$6,500,000 | & | \$6,950,000 |
|--------------|--|------------------|-------------|---|-------------|

Median sale price

|               |             |               |            |        |          |
|---------------|-------------|---------------|------------|--------|----------|
| Median price  | \$2,463,000 | Property type | House      | Suburb | Armadale |
| Period - From | 01/04/2024  | to            | 30/09/2024 | Source | pdol     |

Comparable property sales

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.

| Address of comparable property |                           | Price       | Date of sale |
|--------------------------------|---------------------------|-------------|--------------|
| 1                              | 1 Myamyn St, Armadale Vic | \$6,000,000 | 16/07/2024   |
| 2                              |                           |             |              |
| 3                              |                           |             |              |

This Statement of Information was prepared on: 01/10/2024

