

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 8 Barkly Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,660,000 Property Type Townhouse Suburb Armadale

Period - From 02/05/2024 to 01/05/2025 Source Property Data

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	7 Graves La MALVERN 3144	\$2,500,000	04/03/2025
2	4/631 Orrong Rd TOORAK 3142	\$2,600,000	07/12/2024
3	2/1 Hamilton Rd MALVERN 3144	\$2,600,000	07/12/2024

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.~~

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Rooms: 5
Property Type: Townhouse (Res)
Land Size: 336 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median Townhouse Price
 02/05/2024 - 01/05/2025: \$1,660,000

Comparable Properties



7 Graves La MALVERN 3144 (REI)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 399 sqm approx



4/631 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$2,600,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)



2/1 Hamilton Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$2,600,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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