Statement of Information



Single residential property located in the Melbourne metropolitan area Section 47AF of the *Estate Agents Act 1980*

Pro	perty	offered	for	sale
	\mathbf{DCILV}	Ullulu	101	Juic

ourb: Armadale		State: VIC	Postcode: 3143
licative selling price			
the meaning of this price see consumer.vic.g	Jov.au/underquoting	(*Delete single price or rai	nge as applicable)
gle prise: \$			
nge between: \$ 2.75m	and \$ 3M		
dian sale price			
dian price: \$ 720,000			
pperty type: Unit			-
ourb: Unit Armadale VIC 3143			
	17 / 2025 Soul	rce: Proptrack/REA	
ourb: Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0		Ce: Proptrack/REA	
ourb: Armadale VIC 3143	elow as applicable)	<u> </u>	act six menths that the
ourb: Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be	elow as applicable)	property for cale in the l	
purb: Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties sold within t	elow as applicable)	property for cale in the l	
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties sold within to agent or agent's representative considers to	elow as applicable)	property for sale in the le e to the property for sale	e.
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties seld within tagent or agent's representative considers to Address of comparable property	elow as applicable)	property for sale in the le e to the property for sale	e.
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties sold within tagent or agent's representative considers to Address of comparable property 1	elow as applicable)	preparty for sale in the le to the property for sale Price	e.
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties seld within tagent or agent's representative considers to Address of comparable property	elow as applicable)	property for sale in the le e to the property for sale	e.
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be agent or agent's representative considers to the same sale and the sale and the sale are the sale and the sale are the sale and the sale are the sale	elow as applicable)	Price \$\$	e.
Armadale VIC 3143 riod - From: 30 / 06 / 2024 to: 01 / 0 mparable property sales (*Delete A or B be These are the three properties sold within tagent or agent's representative considers to Address of comparable property 1	elow as applicable)	preparty for sale in the le to the property for sale Price	e.

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: 01 July 2025