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

12/2 Armadale Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$420,000		&		\$450,000				
Median sale price									
Median price	\$698,500	Pro	operty Type	Unit			Suburb	Armadale	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/313 Dandenong Rd PRAHRAN 3181	\$440,000	10/01/2025
2	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024
3	12/4 The Avenue WINDSOR 3181	\$420,000	12/12/2024

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.

This Statement of Information was prepared on:

29/01/2025 15:40





James Annett





Property Type: Strata Unit/Flat Agent Comments

03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$420,000 - \$450,000 Median Unit Price Year ending December 2024: \$698,500

Comparable Properties

	3/313 Dandenong Rd PRAHRAN 3181 (REI) 1 1 1 1 1 1 Price: \$440,000 Method: Private Sale Date: 10/01/2025 Property Type: Apartment	Agent Comments
	7/55 Northcote Rd ARMADALE 3143 (REI/VG) 1 1 1 1 1 1 1 Price: \$415,000 Method: Private Sale Date: 19/12/2024 Property Type: Apartment Land Size: 767 sqm approx	Agent Comments
DEASEDALST	12/4 The Avenue WINDSOR 3181 (REI/VG) 1 1 1 1 Price: \$420,000 Method: Private Sale Date: 12/12/2024 Property Type: House	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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