Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$360,000	&	\$395,000
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Median sale price

Median price	\$715,000	Pro	perty Type	Unit		Suburb	Armadale
Period - From	01/10/2024	to	31/12/2024		Source	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	3/313 Dandenong Rd PRAHRAN 3181	\$440,000	10/01/2025
3	2/42 Wilgah St ST KILDA EAST 3183	\$330,000	19/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/01/2025 16:40









Rooms: 1

Property Type: Flat **Agent Comments**

Indicative Selling Price \$360,000 - \$395,000 **Median Unit Price** December quarter 2024: \$715,000

Comparable Properties

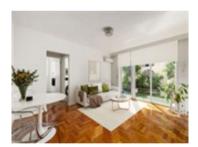


12/23 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

Price: \$370,000 Method: Private Sale Date: 16/01/2025

Property Type: Apartment



3/313 Dandenong Rd PRAHRAN 3181 (REI)







Agent Comments

Price: \$440,000 Method: Private Sale Date: 10/01/2025

Property Type: Apartment



2/42 Wilgah St ST KILDA EAST 3183 (REI/VG)



Price: \$330,000 Method: Private Sale Date: 19/12/2024

Property Type: Apartment

Agent Comments

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





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