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

11/15 Armadale Street, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000	C		
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2/50 Denbigh Rd ARMADALE 3143	\$635,000	21/03/2024
2	14/51 Kooyong Rd ARMADALE 3143	\$605,000	22/03/2024
3	3/36 Johnstone St MALVERN 3144	\$600,000	13/04/2024

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:

17/04/2024 15:09









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** Year ending March 2024: \$685,000

Comparable Properties



2/50 Denbigh Rd ARMADALE 3143 (REI) **D** 1



Price: \$635,000 Method: Sold Before Auction Date: 21/03/2024 Property Type: Apartment

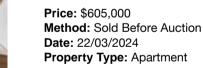
Agent Comments



6 1 2

14/51 Kooyong Rd ARMADALE 3143 (REI)





3/36 Johnstone St MALVERN 3144 (REI)



Agent Comments

Agent Comments



Price: \$600.000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit

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





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