

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

22/6-8 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between \$370,000 & \$405,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	Price	Date of sale
1	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
2	6/49 Kooyong Rd ARMADALE 3143	\$385,500	16/10/2024
3	4/7 Elgin Av ARMADALE 3143	\$410,000	15/07/2024

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:

29/11/2024 12:13



 1
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$405,000

Median Unit Price

Year ending September 2024: \$692,500

Comparable Properties



13/2 Armadale St ARMADALE 3143 (REI)

Agent Comments

 1
  1
  1

Price: \$380,000

Method: Private Sale

Date: 19/11/2024

Property Type: Apartment



6/49 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$385,500

Method: Private Sale

Date: 16/10/2024

Property Type: Unit



4/7 Elgin Av ARMADALE 3143 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$410,000

Method: Private Sale

Date: 15/07/2024

Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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