

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

1 Bailey Avenue, Armadale Vic 3143

Indicative selling price

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

Range between \$1,650,000

&

\$1,775,000

Median sale price

Median price \$2,450,000

Property Type House

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	6/21 Mercer Rd ARMADALE 3143	\$1,780,000	19/10/2024
2	7 Derby Pde CAULFIELD NORTH 3161	\$1,750,000	23/09/2024
3	63 Chomley St PRAHRAN 3181	\$1,680,000	26/06/2024

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:

06/11/2024 15:44

1 Bailey Avenue, Armadale Vic 3143



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Indicative Selling Price

\$1,650,000 - \$1,775,000

Median House Price

Year ending September 2024: \$2,450,000



Property Type: House

Agent Comments

Comparable Properties



6/21 Mercer Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)



7 Derby Pde CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 23/09/2024

Property Type: House

Land Size: 414 sqm approx



63 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Sold Before Auction

Date: 26/06/2024

Property Type: House (Res)

Land Size: 242 sqm approx

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



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