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

11/50 Sutherland Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pi	rice							
Median price	\$706,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/10/2019	to	31/12/2019		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	7/41 Kooyong Rd ARMADALE 3143	\$585,000	26/10/2019
2	6/50 Denbigh Rd ARMADALE 3143	\$633,500	05/10/2019
3	1/28 St Georges Rd ARMADALE 3143	\$645,000	09/11/2019

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:

04/02/2020 15:55



11/50 Sutherland Road, Armadale Vic 3143







Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2019: \$706,500

Comparable Properties



7/41 Kooyong Rd ARMADALE 3143 (REI)



Price: \$585,000 Method: Auction Sale Date: 26/10/2019 Property Type: Apartment



6/50 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

Agent Comments



Price: \$633,500 Method: Auction Sale Date: 05/10/2019 Property Type: Apartment



1/28 St Georges Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$645,000 Method: Auction Sale Date: 09/11/2019 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.