

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

11/8 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2023

to

31/12/2023

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	9/1a Irving Av PRAHRAN 3181	\$600,000	03/02/2024
2	5/1 The Avenue WINDSOR 3181	\$630,000	28/02/2024
3	2/50 Denbigh Rd ARMADALE 3143	\$635,000	21/03/2024

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:

26/03/2024 12:07



Property Type: Apartment

Agent Comments

Comparable Properties



9/1a Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit



5/1 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Apartment



2/50 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 21/03/2024

Property Type: Apartment