

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

13/26 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$698,500 Property Type Unit Suburb Armadale

Period - From 01/01/2024 to 31/12/2024 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 | 5/56 Sutherland Rd ARMADALE 3143 | \$655,500 | 07/12/2024 |
| 2 | 10/41 Sutherland Rd ARMADALE 3143 | \$650,000 | 30/10/2024 |
| 3 | 4/41 Sutherland Rd ARMADALE 3143 | \$675,000 | 19/10/2024 |

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:

24/01/2025 13:18



Property Type: Flat

Agent Comments

Comparable Properties



5/56 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$655,500

Method: Auction Sale

Date: 07/12/2024

Property Type: Apartment

Land Size: 76 sqm approx



10/41 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 30/10/2024

Property Type: Apartment



4/41 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$675,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Unit