## 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

1/16 Fulton Street, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$650,000					
Median sale pr	rice									
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/10/2023	to	30/09/2024		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	9/4 Chomley St PRAHRAN 3181	\$632,000	05/08/2024
2	12/20 Valentine Gr ARMADALE 3143	\$615,000	16/08/2024
3	6/17-19 The Avenue WINDSOR 3181	\$605,000	09/10/2024

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:

15/10/2024 10:53









Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending September 2024: \$692,500

# **Comparable Properties**



9/4 Chomley St PRAHRAN 3181 (REI/VG)



Price: \$632,000 Method: Private Sale Date: 05/08/2024 Property Type: Apartment



12/20 Valentine Gr ARMADALE 3143 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 16/08/2024 Property Type: Apartment

6/17-19 The Avenue WINDSOR 3181 (REI)



Agent Comments

Agent Comments

Price: \$605,000 Method: Sold Before Auction Date: 09/10/2024 Property Type: Unit

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





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