

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/8-10 Sutherland Rd Armadale Vic 3143

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$666,000 Property type Apartment Suburb Armadale

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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
6/8-10 Sutherland Rd ARMADALE 3143	\$728,000	26/02/2022
7/19 Mercer RD ARMADALE 3143	\$655,000	18/03/2022
9/142 Alma Rd ST KILDA EAST 3183	\$645,000	25/02/2022

This Statement of Information was prepared on: 26/04/2022