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

22/6-8 Avondale Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ur	underquoting
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Single price \$395,000

Median sale price

Median price	\$698,500	Pro	perty Type Unit	t		Suburb	Armadale
Period - From	01/01/2024	to	31/12/2024	Sou	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.

Add	dress of comparable property	Price	Date of sale
1	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
2	6/49 Kooyong Rd ARMADALE 3143	\$385,500	16/10/2024
3	11/49 Kooyong Rd ARMADALE 3143	\$385,000	19/09/2024

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 09:34



BigginScott

James Burne 9520 9020





Property Type: Apartment Agent Comments

0434 288 066 jburne@bigginscott.com.au Indicative Selling Price

\$395,000 Median Unit Price Year ending December 2024: \$698,500

Comparable Properties

13/2 Armadale St ARMADALE 3143 (REI/VG) 1 1 1 1 Price: \$380,000 Method: Private Sale Date: 19/11/2024 Property Type: Apartment	Agent Comments
6/49 Kooyong Rd ARMADALE 3143 (REI/VG) 1 1 1 1 1 1 1 Price: \$385,500 Method: Private Sale Date: 16/10/2024 Property Type: Unit	Agent Comments
11/49 Kooyong Rd ARMADALE 3143 (REI/VG) 1 1 1 1 1 1 1 Price: \$385,000 Method: Private Sale Date: 19/09/2024 Property Type: Apartment	Agent Comments

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