

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$395,000

### 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	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

James Burne  
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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median Unit Price**

Year ending December 2024: \$698,500

## Comparable Properties



**13/2 Armadale St ARMADALE 3143 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment



**6/49 Kooyong Rd ARMADALE 3143 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$385,500

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Unit



**11/49 Kooyong Rd ARMADALE 3143 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** Apartment

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