

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 Avondale Road, Armadale Vic 3143

Indicative selling price

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

Range between \$6,000,000

&

\$6,500,000

Median sale price

Median price \$2,560,000

Property Type House

Suburb Armadale

Period - From 01/07/2023

to

30/09/2023

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	113 Kooyong Rd ARMADALE 3143	\$6,800,000	28/09/2023
2	11 Moonga Rd TOORAK 3142	\$6,600,000	24/06/2023
3	49 Claremont Av MALVERN 3144	\$6,300,000	28/10/2023

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:

30/10/2023 12:00

13 Avondale Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$6,000,000 - \$6,500,000

Median House Price

September quarter 2023: \$2,560,000



5 2 3

Property Type: House

Land Size: 870 sqm approx

Agent Comments

Comparable Properties



113 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

5 2 2

Price: \$6,800,000

Method: Private Sale

Date: 28/09/2023

Property Type: House (Res)

Land Size: 915 sqm approx



11 Moonga Rd TOORAK 3142 (REI/VG)

Agent Comments

4 3 2

Price: \$6,600,000

Method: Expression of Interest

Date: 24/06/2023

Property Type: House (Res)

Land Size: 748 sqm approx



49 Claremont Av MALVERN 3144 (REI)

Agent Comments

5 3 2

Price: \$6,300,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

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



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