

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

8/48 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2022

to

31/12/2022

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.

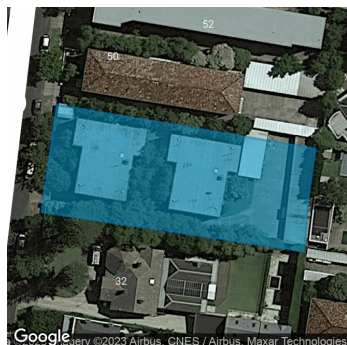
	Address of comparable property	Price	Date of sale
1	7/11 Kooyong Rd ARMADALE 3143	\$390,000	28/02/2023
2	3/74 Denbigh Rd ARMADALE 3143	\$360,000	10/01/2023
3	4/42 Wattletree Rd ARMADALE 3143	\$355,000	05/10/2022

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:

24/03/2023 12:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
Year ending December 2022: \$700,000

Comparable Properties



7/11 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 28/02/2023
Property Type: Apartment



3/74 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 10/01/2023
Property Type: Apartment



4/42 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 05/10/2022
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504