

# 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

13/54 Sutherland 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

\$450,000

### Median sale price

Median price

\$692,250

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2020

to

30/09/2021

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	14/194 Alma Rd ST KILDA EAST 3183	\$450,000	28/10/2021
2	4/53 Wattletree Rd ARMADALE 3143	\$444,375	22/07/2021
3	101/573 High St PRAHRAN 3181	\$440,000	30/09/2021

**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:

18/12/2021 16:50



 1    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$450,000

**Median Unit Price**

Year ending September 2021: \$692,250

## Comparable Properties



**14/194 Alma Rd ST KILDA EAST 3183 (REI/VG)** **Agent Comments**

 1    1    2

**Price:** \$450,000

**Method:** Private Sale

**Date:** 28/10/2021

**Property Type:** Apartment



**4/53 Wattletree Rd ARMADALE 3143 (VG)** **Agent Comments**

 1    -    -

**Price:** \$444,375

**Method:** Sale

**Date:** 22/07/2021

**Property Type:** Strata Unit/Flat

**101/573 High St PRAHRAN 3181 (VG)** **Agent Comments**

 1    -    -

**Price:** \$440,000

**Method:** Sale

**Date:** 30/09/2021

**Property Type:** Strata Unit/Flat

**Account - Philip Webb**