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	

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$715,000	Property Type Un	it	Suburb	Armadale
Period - From 01/10/2024	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

Address of comparable property		Price	Date of sale
1	5/101 Alma Rd ST KILDA EAST 3183	\$835,000	25/03/2025
2	7/29b Hampden Rd ARMADALE 3143	\$890,000	17/03/2025
3	2/24 Springfield Av TOORAK 3142	\$860,000	06/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/03/2025 10:01





Michel Swainson 03 9509 0411 0447 612 166 michel.swainson@belleproperty.com

> **Indicative Selling Price** \$845,000 **Median Unit Price** December quarter 2024: \$715,000



Property Type: Apartment

Agent Comments

Comparable Properties



5/101 Alma Rd ST KILDA EAST 3183 (REI)

Price: \$835,000

Method: Sold Before Auction

Date: 25/03/2025 Property Type: Unit **Agent Comments**



7/29b Hampden Rd ARMADALE 3143 (REI)

2





Agent Comments

Price: \$890,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Apartment



2/24 Springfield Av TOORAK 3142 (REI/VG)





Price: \$860,000

Method: Expression of Interest

Date: 06/12/2024

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.