Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$500,0	8 000	\$550,000	
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Median sale price

Median price	\$698,500	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/317 Dandenong Rd PRAHRAN 3181	\$500,000	31/01/2025
2	7/6 Finlayson St MALVERN 3144	\$500,000	31/01/2025
3	18/14 The Avenue WINDSOR 3181	\$530,000	12/12/2024

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:	13/02/2025 15:36





Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending December 2024: \$698,500



Property Type: Apartment **Agent Comments**

Comparable Properties



6/317 Dandenong Rd PRAHRAN 3181 (REI)

Price: \$500,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment

Agent Comments



7/6 Finlayson St MALVERN 3144 (REI)

2



Agent Comments

Price: \$500,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment

18/14 The Avenue WINDSOR 3181 (REI)



Agent Comments

Price: \$530,000

Method: Sold Before Auction

Date: 12/12/2024

Property Type: Apartment

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





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