## 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

13/844 Malvern Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2023	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	4/48 Mathoura Rd TOORAK 3142	\$695,000	10/07/2024
2	18/215 Williams Rd SOUTH YARRA 3141	\$711,500	05/07/2024
3	5/693 Malvern Rd TOORAK 3142	\$705,000	17/06/2024

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:

21/09/2024 15:00









**Property Type:** Apartment Agent Comments

Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

> Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2024: \$760,000

# **Comparable Properties**



4/48 Mathoura Rd TOORAK 3142 (REI/VG)



Price: \$695,000 Method: Private Sale Date: 10/07/2024 Property Type: Unit Agent Comments



18/215 Williams Rd SOUTH YARRA 3141 (VG) Agent Comments



Price: \$711,500 Method: Sale Date: 05/07/2024 Property Type: Strata Unit/Flat



5/693 Malvern Rd TOORAK 3142 (REI/VG)

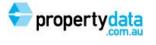


Agent Comments

Price: \$705,000 Method: Private Sale Date: 17/06/2024 Property Type: Apartment

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





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