

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

9/54 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$694,444

Property Type Unit

Suburb Armadale

Period - From 01/04/2022

to 31/03/2023

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	4/8 Grandview Gr PRAHRAN 3181	\$410,000	14/02/2023
2	4/45 Alexandra St ST KILDA EAST 3183	\$410,000	12/12/2022
3	12/20 Bailey Av ARMADALE 3143	\$405,000	24/04/2023

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:

17/05/2023 16:02



Property Type: Apartment

Agent Comments

Comparable Properties



4/8 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

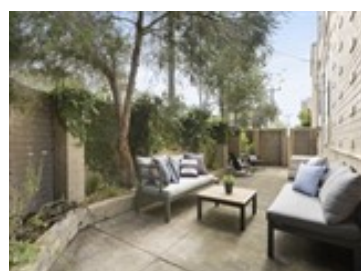


Price: \$410,000

Method: Private Sale

Date: 14/02/2023

Property Type: Apartment



4/45 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 12/12/2022

Property Type: Unit



12/20 Bailey Av ARMADALE 3143 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 24/04/2023

Property Type: Unit