Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$340,000	&	\$370,000
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Median sale price

Median price	\$725,000	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	01/04/2024	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.

Address of comparable property

1	15/27 St Georges Rd ARMADALE 3143	\$360,000	18/09/2024
2	17/48 Sutherland Rd ARMADALE 3143	\$360,000	30/08/2024
3	6/18 Normanby St WINDSOR 3181	\$355,000	02/08/2024

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:	19/09/2024 16:32



Date of sale



James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

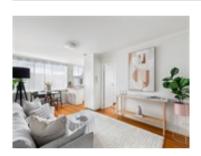
> **Indicative Selling Price** \$340,000 - \$370,000 **Median Unit Price** June quarter 2024: \$725,000





Agent Comments

Comparable Properties



15/27 St Georges Rd ARMADALE 3143 (REI)

Price: \$360,000 Method: Private Sale Date: 18/09/2024

Property Type: Apartment

Agent Comments



17/48 Sutherland Rd ARMADALE 3143 (REI)

Price: \$360,000 Method: Private Sale Date: 30/08/2024

Property Type: Apartment

Agent Comments



6/18 Normanby St WINDSOR 3181 (REI)

Price: \$355.000 Method: Private Sale Date: 02/08/2024

Property Type: Apartment

Agent Comments

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