

# 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

7/55 Northcote Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000 & \$430,000

### Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	Price	Date of sale
1	12/9 The Avenue WINDSOR 3181	\$445,000	28/11/2024
2	8/22 Derby St ARMADALE 3143	\$443,000	12/09/2024
3	4/106 Alexandra St ST KILDA EAST 3183	\$405,000	02/09/2024

**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:

03/12/2024 10:11



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/9 The Avenue WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 28/11/2024

**Property Type:** Apartment



**8/22 Derby St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$443,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Unit



**4/106 Alexandra St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment