Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
Trainge between	Ψ000,000	α	Ψ000,000

Median sale price

Median price	\$747,000	Pro	perty Type Ur	it		Suburb	Armadale
Period - From	01/04/2021	to	30/06/2021	So	urce	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	8/8-10 Sutherland Rd ARMADALE 3143	\$600,000	16/07/2021
2	12/20 Valentine Gr ARMADALE 3143	\$600,000	07/07/2021
3	7/1 Armadale St ARMADALE 3143	\$550,000	26/05/2021

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:	02/08/2021 09:22







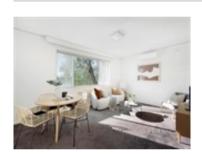
Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2021: \$747,000



Property Type: Unit

Agent Comments

Comparable Properties



8/8-10 Sutherland Rd ARMADALE 3143 (REI)

12 📥 1 🛱

Price: \$600,000

Method: Sold Before Auction

Date: 16/07/2021 Property Type: Unit **Agent Comments**



12/20 Valentine Gr ARMADALE 3143 (REI)

4 2 **-** 1 **4**

Price: \$600,000

Method: Sold Before Auction

Date: 07/07/2021

Property Type: Apartment

Agent Comments



7/1 Armadale St ARMADALE 3143 (REI/VG)

y 2 📥 1 🔂

Price: \$550,000

Method: Sold Before Auction

Date: 26/05/2021

Property Type: Apartment

Agent Comments

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



