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

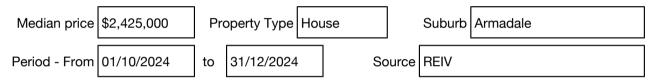
8/50 Sutherland Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the meaning	of this	price see	consumer.vic.gov.au/	[/] underquoting
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Single price \$599,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	1/17 Howitt St SOUTH YARRA 3141	\$620,000	12/02/2025
2	4/16 Fulton St ARMADALE 3143	\$610,000	08/01/2025
3	13/66 Westbury St ST KILDA EAST 3183	\$605,000	18/12/2024

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:

15/02/2025 16:48



8/50 Sutherland Road, Armadale Vic 3143





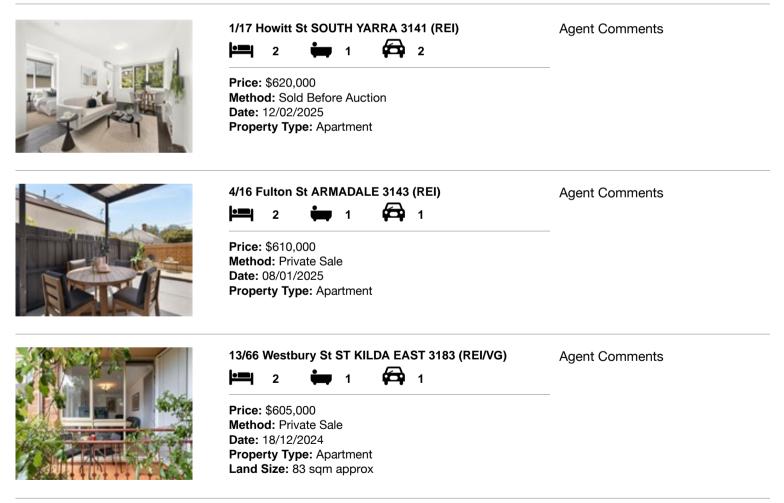


Property Type: Apartment Agent Comments

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

Indicative Selling Price \$599,000 Median House Price December quarter 2024: \$2,425,000

Comparable Properties



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



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