## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	22/6-8 Avondale Road, Armadale Vic 3143
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$365,000	&	\$395,000
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### Median sale price

Median price	\$715,000	Pro	perty Type	Unit		Suburb	Armadale
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
3	6/49 Kooyong Rd ARMADALE 3143	\$385,500	16/10/2024

#### 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:	04/03/2025 12:39





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**Indicative Selling Price** \$365,000 - \$395,000 **Median Unit Price** December quarter 2024: \$715,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 16/01/2025

Property Type: Apartment

**Agent Comments** 



13/2 Armadale St ARMADALE 3143 (REI/VG)





**Agent Comments** 

Price: \$380,000 Method: Private Sale Date: 19/11/2024

Property Type: Apartment



6/49 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$385,500 Method: Private Sale

Date: 16/10/2024 Property Type: Unit **Agent Comments** 

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