Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/21 Ashleigh Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	6/3 Canberra Rd TOORAK 3142	\$845,000	05/04/2024
2	3/26 The Avenue WINDSOR 3181	\$843,000	20/03/2024
3	11/51-53 Grange Rd TOORAK 3142	\$820,000	23/03/2024

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:

01/07/2024 10:17









Rooms: 3 Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> **Indicative Selling Price** \$780,000 - \$850,000 **Median Unit Price** March quarter 2024: \$715,000

Comparable Properties



6/3 Canberra Rd TOORAK 3142 (REI/VG)



Price: \$845,000 Method: Sold Before Auction Date: 05/04/2024 Property Type: Apartment

Agent Comments



3/26 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments





Price: \$843,000 Method: Sold Before Auction Date: 20/03/2024 Property Type: Apartment

11/51-53 Grange Rd TOORAK 3142 (REI)



Agent Comments



Price: \$820.000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

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





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