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

1/28 Elgin Avenue, Armadale Vic 3143

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--------------------------------------------------------------------|------------|-----|-------------|------|-----------|------|--------|----------|--|--|
| Range betweer | \$540,000 | | & | | \$570,000 | | | | | |
| Median sale pi | rice | | | | | | | | | |
| Median price | \$698,500 | Pro | operty Type | Unit | | | Suburb | Armadale | | |
| Period - From | 01/01/2024 | to | 31/12/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 2/7 Denbigh Rd ARMADALE 3143 | \$580,000 | 18/02/2025 |
| 2 | 15/712 Orrong Rd TOORAK 3142 | \$570,000 | 25/01/2025 |
| 3 | 6/8 St James Rd ARMADALE 3143 | \$549,500 | 12/10/2024 |

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:

20/02/2025 14:44







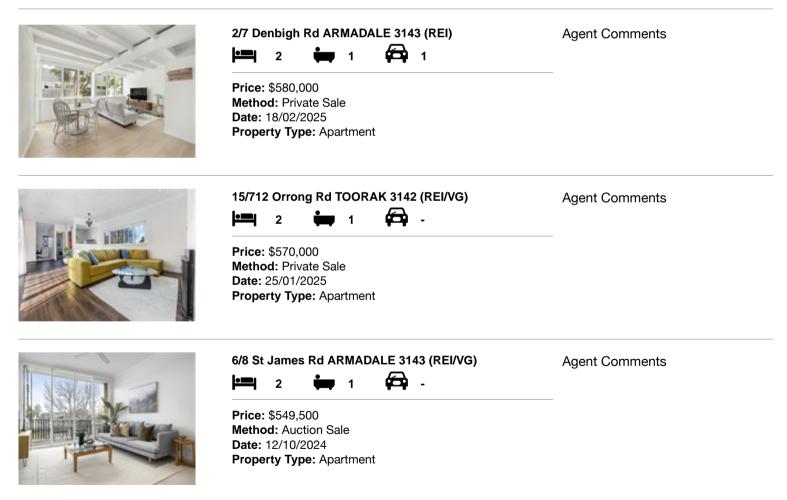


Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$540,000 - \$570,000 Median Unit Price Year ending December 2024: \$698,500

Comparable Properties



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



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