

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

66 Armadale Street, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,568,000

Property Type

House

Suburb

Armadale

Period - From

01/04/2023

to

31/03/2024

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	Price	Date of sale
1	32a Wattletree Rd ARMADALE 3143	\$1,480,000	12/04/2024
2	3/63 Kooyong Rd ARMADALE 3143	\$1,462,500	24/02/2024
3	1/31 Kooyong Rd ARMADALE 3143	\$1,420,000	03/01/2024

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:

03/06/2024 11:13

66 Armadale Street, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2024: \$2,568,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



32a Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 215 sqm approx



3/63 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,462,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



1/31 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 1

Price: \$1,420,000

Method: Private Sale

Date: 03/01/2024

Property Type: Townhouse (Single)

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



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