## 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 4/41 Sutherland Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2023	to	30/06/2024		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	12/20 Valentine Gr ARMADALE 3143	\$615,000	16/08/2024
2	3/50 Denbigh Rd ARMADALE 3143	\$655,000	14/09/2024
3	4/43 Armadale St ARMADALE 3143	\$655,000	19/07/2024

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:

26/09/2024 14:53



4/41 Sutherland Road, Armadale Vic 3143







**Property Type:** Apartment Agent Comments

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

> Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending June 2024: \$760,000

# **Comparable Properties**



12/20 Valentine Gr ARMADALE 3143 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 16/08/2024 Property Type: Apartment



3/50 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$655,000 Method: Auction Sale Date: 14/09/2024 Property Type: Apartment

4/43 Armadale St ARMADALE 3143 (REI/VG)



Agent Comments



Price: \$655,000 Method: Private Sale Date: 19/07/2024 Property Type: Unit

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





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