### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
----------	---------	-------	------

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
-------------------------	---	-----------

#### Median sale price

Median price	\$698,500	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	01/01/2024	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	11/61 Kooyong Rd ARMADALE 3143	\$520,000	11/10/2024
2	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

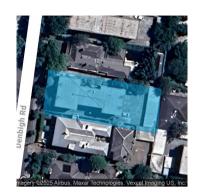
This Statement of Information was prepared on:	24/02/2025 17:15





James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending December 2024: \$698,500



Property Type: Apartment **Agent Comments** 

# Comparable Properties



11/61 Kooyong Rd ARMADALE 3143 (REI/VG)

2

Price: \$520,000 Method: Private Sale Date: 11/10/2024

Property Type: Apartment Land Size: 3193 sqm approx **Agent Comments** 



5/61 Kooyong Rd ARMADALE 3143 (REI)

2



Agent Comments

Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment

6/8 St James Rd ARMADALE 3143 (REI/VG)

Price: \$549,500 Method: Auction Sale Date: 12/10/2024

Property Type: Apartment

**Agent Comments** 

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.