

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

13/33 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$470,000

&

\$495,000

Median sale price

Median price

\$692,250

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2020

to

30/09/2021

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	4/42 Winter St MALVERN 3144	\$515,000	04/05/2021
2	23/26 Denbigh Rd ARMADALE 3143	\$502,000	13/08/2021
3	8/317 Dandenong Rd PRAHRAN 3181	\$470,000	19/06/2021

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:

21/10/2021 11:53

Charmayne Dulley

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Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

Year ending September 2021: \$692,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/42 Winter St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$515,000

Method: Private Sale

Date: 04/05/2021

Property Type: Apartment



23/26 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$502,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Apartment



8/317 Dandenong Rd PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$470,000

Method: Sale

Date: 19/06/2021

Property Type: Strata Unit/Flat

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