

# 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

3/11 Cheel Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Armadale

Period - From 01/01/2020

to 31/12/2020

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	14/379 Dandenong Rd ARMADALE 3143	\$618,000	17/10/2020
2	10/154 Alma Rd ST KILDA EAST 3183	\$641,000	07/02/2021
3	7/11 Lewisham Rd WINDSOR 3181	\$650,000	30/01/2021

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:

23/02/2021 12:31

3/11 Cheel Street, Armadale Vic 3143

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending December 2020: \$690,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**14/379 Dandenong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$618,000

**Method:** Auction Sale

**Date:** 17/10/2020

**Property Type:** Apartment



**10/154 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$641,000

**Method:** Auction Sale

**Date:** 07/02/2021

**Property Type:** Apartment



**7/11 Lewisham Rd WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 30/01/2021

**Property Type:** Apartment

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