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	17/48 Sutherland Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$345,000	&	\$375,000
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Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/04/2023	to	31/03/2024	Sc	ource	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

Address of comparable property		Price	Date of sale
1	5/74 Denbigh Rd ARMADALE 3143	\$355,000	23/02/2024
2	5/35 Kooyong Rd ARMADALE 3143	\$350,000	03/06/2024
3	9/11 Johnstone St MALVERN 3144	\$347,000	01/06/2024

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:	14/06/2024 08:57





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

> Indicative Selling Price \$345,000 - \$375,000 Median Unit Price Year ending March 2024: \$685,000



Rooms: 2

Property Type: Apartment Agent Comments

Comparable Properties



5/74 Denbigh Rd ARMADALE 3143 (REI/VG)

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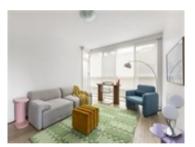
Price: \$355,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Apartment

Agent Comments



5/35 Kooyong Rd ARMADALE 3143 (REI)

2 1 **2** 1

1 1

Price: \$350,000 **Method:** Private Sale **Date:** 03/06/2024

Property Type: Apartment

Agent Comments



9/11 Johnstone St MALVERN 3144 (REI)

2 1 **2** 1 65

Price: \$347,000 Method: Auction Sale Date: 01/06/2024

Property Type: Apartment

Agent Comments

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



