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	

Indicative selling price

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

Range between \$350,000	&	\$375,000
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Median sale price

Median price	\$562,500	Pro	perty Type	Unit		Suburb	Windsor
Period - From	01/04/2024	to	31/03/2025	S	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

Add	dress of comparable property	Price	Date of sale
1	6/52 Sutherland Rd ARMADALE 3143	\$360,000	11/04/2025
2	9/42 Wattletree Rd ARMADALE 3143	\$366,000	27/02/2025
3	3/61 Kooyong Rd ARMADALE 3143	\$350,000	14/02/2025

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:	14/04/2025 10:03





Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com

Indicative Selling Price \$350,000 - \$375,000 **Median Unit Price** Year ending March 2025: \$562,500



Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



6/52 Sutherland Rd ARMADALE 3143 (REI)

Price: \$360,000 Method: Private Sale Date: 11/04/2025

Property Type: Apartment

Agent Comments



9/42 Wattletree Rd ARMADALE 3143 (VG)





Price: \$366,000 Method: Sale Date: 27/02/2025

Property Type: Strata Unit/Flat

Agent Comments



3/61 Kooyong Rd ARMADALE 3143 (REI)



Price: \$350,000 Method: Private Sale Date: 14/02/2025

Property Type: Apartment

Agent Comments

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





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