

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

24/6-8 AVONDALE ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

7/29 KOORYONG ROAD ARMADALE VIC 3143	\$495,000	01-Mar-25
3/14 CROMWELL ROAD SOUTH YARRA VIC 3141	\$490,000	13-Nov-24
10/48 CHOMLEY STREET PRAHRAN VIC 3181	\$450,000	25-Jan-25

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 6 months.~~

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7/29 KOORYONG ROAD ARMADALE VIC 3143 Sold Price **\$495,000** Sold Date **01-Mar-25**

2 1 1

Distance **0.51km**



3/14 CROMWELL ROAD SOUTH YARRA VIC 3141 Sold Price **\$490,000** Sold Date **13-Nov-24**

2 1 1

Distance **1.87km**



10/48 CHOMLEY STREET PRAHRAN VIC 3181 Sold Price **\$450,000** Sold Date **25-Jan-25**

2 1 1

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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