#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price	\$399,000

#### Median sale price

Median price \$	6655,000	Pro	perty Type	Unit		Suburb	Armadale
Period - From 0	01/04/2024	to	31/03/2025		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

Address of comparable property		1 1100	Date of Sale
1	6/6 Karbarook Av PRAHRAN 3181	\$395,000	03/03/2025
2	17/14 Springfield Av TOORAK 3142	\$404,000	27/02/2025
3	4/9 Ascot St MALVERN 3144	\$407,500	15/02/2025

#### 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:	14/05/2025 15:59



Date of sale



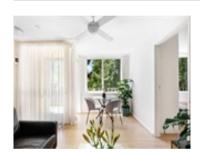
Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$399,000 Median Unit Price Year ending March 2025: \$655,000



**Property Type:** Apartment Agent Comments

## Comparable Properties



6/6 Karbarook Av PRAHRAN 3181 (REI/VG)

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**Price:** \$395,000 **Method:** Private Sale **Date:** 03/03/2025

Property Type: Apartment

Agent Comments



17/14 Springfield Av TOORAK 3142 (REI)

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**A** 

**Agent Comments** 

Price: \$404,000 Method: Private Sale Date: 27/02/2025

Property Type: Apartment



4/9 Ascot St MALVERN 3144 (REI/VG)

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Price: \$407,500 Method: Private Sale Date: 15/02/2025 Property Type: Unit

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Agent Comments

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



