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	6/52 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Single price $369,000

Median sale price

Median price $597,750 Property Type Unit Suburb Armadale

Period - From 01/07/2024 to 30/09/2024 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	6/49 Kooyong Rd ARMADALE 3143	$385,500	16/10/2024
2	17/48 Sutherland Rd ARMADALE 3143	$360,000	30/08/2024
3	15/10 Denbigh Rd ARMADALE 3143	$389,500	04/07/2024

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: 20/11/2024 16:35

6/52 Sutherland Road, Armadale Vic 3143



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$369,000
Median Unit Price
September quarter 2024: $597,750

Comparable Properties



6/49 Kooyong Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $385,500
Method: Private Sale
Date: 16/10/2024
Property Type: Unit

Agent Comments



17/48 Sutherland Rd ARMADALE 3143 (REI/VG)

1 1 -

Price: $360,000
Method: Private Sale
Date: 30/08/2024
Property Type: Apartment
Land Size: 1449 sqm approx

Agent Comments



15/10 Denbigh Rd ARMADALE 3143 (REI)

1 1 1

Price: $389,500
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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