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	10/52 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Single price $440,000

Median sale price

Median price $692,250 Property Type Unit Suburb Armadale

Period - From 01/10/2020 to 30/09/2021 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	9/26 Wynnstay Rd PRAHRAN 3181	$435,000	06/10/2021
2	7/2 Armadale St ARMADALE 3143	$410,000	10/09/2021
3	4/38 Wattletree Rd ARMADALE 3143	$397,000	25/08/2021

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: 18/10/2021 16:55

10/52 Sutherland Road, Armadale Vic 3143



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000
Median Unit Price
Year ending September 2021: $692,250

Comparable Properties



9/26 Wynnstay Rd PRAHRAN 3181 (REI)

1 1 1

Price: $435,000
Method: Sold Before Auction
Date: 06/10/2021
Rooms: 2
Property Type: Apartment

Agent Comments



7/2 Armadale St ARMADALE 3143 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 10/09/2021
Property Type: Apartment

Agent Comments



4/38 Wattletree Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $397,000
Method: Private Sale
Date: 25/08/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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