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	10/41 Sutherland Road, Armadale Vic 3143

Indicative selling price

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

Range between $650,000 & $710,000

Median sale price

Median price $725,000 Property Type Unit Suburb Armadale

Period - From 01/04/2024 to 30/06/2024 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	3/20-20a Hughenden Rd ST KILDA EAST 3183	$701,000	11/09/2024
2	1/7-9 Irving Av PRAHRAN 3181	$673,500	05/08/2024
3	4/43 Armadale St ARMADALE 3143	$655,000	19/07/2024

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: 09/10/2024 16:33

10/41 Sutherland Road, Armadale Vic 3143



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median Unit Price
June quarter 2024: $725,000

Comparable Properties



3/20-20a Hughenden Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $701,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment

Agent Comments

St Kilda East location, 2 x bed, 1 x bath, older style



1/7-9 Irving Av PRAHRAN 3181 (REI)

2 1 1

Price: $673,500
Method: Sold Before Auction
Date: 05/08/2024
Property Type: Apartment

Agent Comments

Prahran location, 2 x bed, 1 x bath, older style



4/43 Armadale St ARMADALE 3143 (REI/VG)

2 1 1

Price: $655,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit

Agent Comments

Armadale location, 2 x bed, 1 x bath, 1 x car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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