

# 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

1/56 Sutherland Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2023

to

31/03/2024

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	7/4 Avondale Rd ARMADALE 3143	\$802,000	16/03/2024
2	7/1059 Malvern Rd TOORAK 3142	\$745,000	15/04/2024
3	11/14 Abeckett St PRAHRAN 3181	\$705,000	09/02/2024

**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:

18/06/2024 14:45



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2024: \$685,000

## Comparable Properties



**7/4 Avondale Rd ARMADALE 3143 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$802,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit



**7/1059 Malvern Rd TOORAK 3142 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** Apartment



**11/14 Abeckett St PRAHRAN 3181 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$705,000

**Method:** Sold Before Auction

**Date:** 09/02/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000