## 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

14/2 Armadale Street, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$460,000		&		\$490,000					
Median sale p	rice									
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12/350 Dandenong Rd ST KILDA EAST 3183	\$475,000	12/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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.

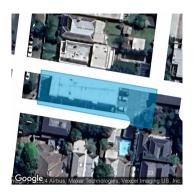
This Statement of Information was prepared on:

30/04/2024 08:43



14/2 Armadale Street, Armadale Vic 3143







**Property Type:** Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

> Indicative Selling Price \$460,000 - \$490,000 Median Unit Price March quarter 2024: \$715,000

# **Comparable Properties**



12/350 Dandenong Rd ST KILDA EAST 3183 Agent Comments (REI) Part 2 1 2 1

Price: \$475,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment

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.

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

propertydata



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