## 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

14/20 Bailey Avenue, Armadale Vic 3143

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |          |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer   | \$350,000         |      | &            |       | \$385,000 |      |        |          |
| Median sale pi  | rice              |      |              |       |           |      |        |          |
| Median price    | \$655,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Armadale |
| Period - From   | 01/04/2024        | to   | 31/03/2025   |       | 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 six months 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   | 5/25 Clarence St MALVERN EAST 3145 | \$380,000 | 22/04/2025   |
| 2   | 12/23 Kooyong Rd ARMADALE 3143     | \$370,000 | 16/01/2025   |
| 3   | 13/2 Armadale St ARMADALE 3143     | \$380,000 | 19/11/2024   |

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:

28/04/2025 11:14



14/20 Bailey Avenue, Armadale Vic 3143



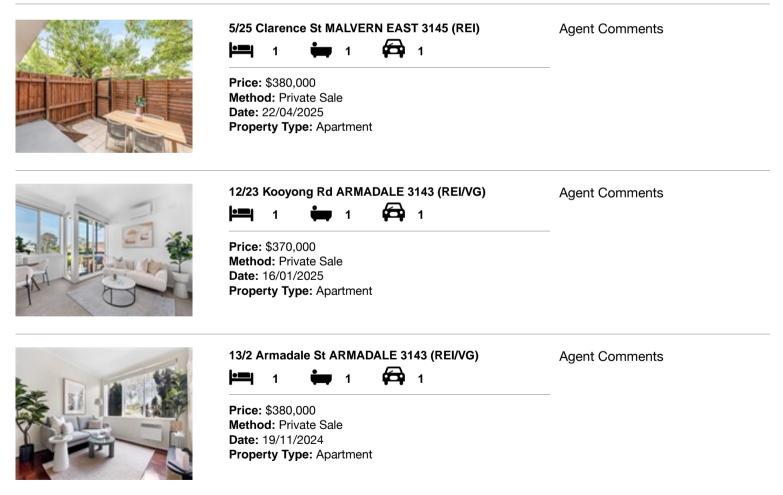




Rooms: 3 Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$350,000 - \$385,000 Median Unit Price Year ending March 2025: \$655,000

# **Comparable Properties**



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



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