## 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

3/20 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	\$320,000		&		\$350,000			
Median sale p	rice							
Median price	\$687,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
2	2/789 Malvern Rd TOORAK 3142	\$336,000	30/09/2023
3	5/38 Wattletree Rd ARMADALE 3143	\$325,000	02/09/2023

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:

20/12/2023 09:33



3/20 Bailey Avenue, Armadale Vic 3143







**Property Type:** Strata Unit/Flat Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$320,000 - \$350,000 Median Unit Price Year ending September 2023: \$687,500

# **Comparable Properties**



16/47 Kooyong Rd ARMADALE 3143 (REI)



Price: \$349,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment Agent Comments



2/789 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$336,000 Method: Private Sale Date: 30/09/2023 Property Type: Apartment



5/38 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$325,000 Method: Private Sale Date: 02/09/2023 Property Type: Apartment

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





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