# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 6/1 Duncraig Avenue, Armadale Vic 3143

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
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	11/9 Wyuna Rd CAULFIELD NORTH 3161	\$540,500	28/10/2023
2	4/299 Dandenong Rd PRAHRAN 3181	\$530,550	25/09/2023
3	5/22 Hunter St MALVERN 3144	\$503,000	21/10/2023

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:

14/11/2023 15:43



6/1 Duncraig Avenue, Armadale Vic 3143







**Property Type:** Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2023: \$687,500





11/9 Wyuna Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$540,500 Method: Auction Sale Date: 28/10/2023 Property Type: Apartment



4/299 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$530,550 Method: Private Sale Date: 25/09/2023 Property Type: Apartment



5/22 Hunter St MALVERN 3144 (REI)



Agent Comments

Price: \$503,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment

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





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