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 66 Armadale Street, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$2,710,000	Pro	operty Type	Hou	se		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	32a Wattletree Rd ARMADALE 3143	\$1,480,000	12/04/2024
2	3/63 Kooyong Rd ARMADALE 3143	\$1,462,500	24/02/2024
3	9 Beatty Av ARMADALE 3143	\$1,375,000	05/01/2024

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:

21/05/2024 11:28







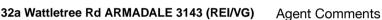


Property Type: House (Res) **Land Size:** 131 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2024: \$2,710,000

Comparable Properties







Price: \$1,480,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 215 sqm approx

3/63 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,462,500 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res)

9 Beatty Av ARMADALE 3143 (REI/VG)



E 3143 (REI/VG) Ag

Agent Comments

Price: \$1,375,000 Method: Sold Before Auction Date: 05/01/2024 Property Type: House (Res) Land Size: 157 sqm approx

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





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