## 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

92a Sutherland Road, Armadale Vic 3143

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,900,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	operty Type	Hou	se		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.

Ade	dress of comparable property	Price	Date of sale
1	24 Ercildoune St CAULFIELD NORTH 3161	\$2,050,000	22/10/2023
2	30 Ercildoune St CAULFIELD NORTH 3161	\$2,000,000	13/08/2023
3	40 New St ARMADALE 3143	\$1,931,000	28/10/2023

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 12:58



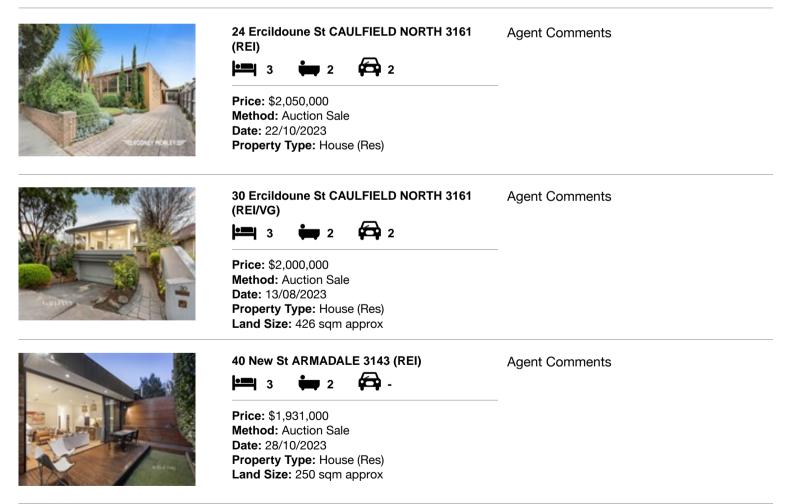






Rooms: 6 Property Type: House Land Size: 336.06 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price Year ending September 2023: \$2,500,000

# **Comparable Properties**



Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



propertydata

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