

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Armadale

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

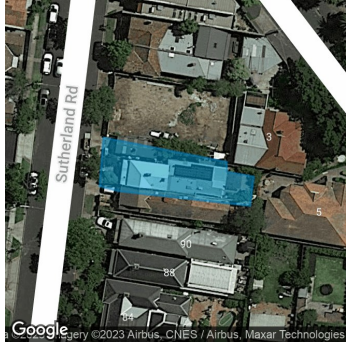
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address 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



24 Ercildoune St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,050,000
Method: Auction Sale
Date: 22/10/2023
Property Type: House (Res)



30 Ercildoune St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 13/08/2023
Property Type: House (Res)
Land Size: 426 sqm approx



40 New St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,931,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 250 sqm approx

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