Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

1.6.196 201.10611 4000,000	Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$562,250	Pro	perty Type	Unit		Suburb	Armadale
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	7/14 Westbury St ST KILDA EAST 3183	\$510,000	03/04/2025
2	7/14 Newry St WINDSOR 3181	\$536,000	18/03/2025
3	1/28 Elgin Av ARMADALE 3143	\$557,000	15/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/04/2025 09:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2025: \$562,250

Comparable Properties



7/14 Westbury St ST KILDA EAST 3183 (REI)

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Price: \$510,000 Method: Private Sale

Date: 03/04/2025 Property Type: Apartment **Agent Comments**



7/14 Newry St WINDSOR 3181 (REI)

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a. ₁

Price: \$536,000

Method: Sold Before Auction

Date: 18/03/2025

Property Type: Apartment

Agent Comments



1/28 Elgin Av ARMADALE 3143 (REI)

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Price: \$557,000 Method: Auction Sale Date: 15/03/2025

Property Type: Apartment

Agent Comments

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





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