

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 82 Sutherland Road, Armadale, VIC 3143

Indicative selling price

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

Single price \$4,600,000

Median sale price

Median price \$4,000,000

Property type HOUSE

Suburb ARMADALE

Period - From 1/4/2021

to

6/4/2022

Source Realestate.com.au

Comparable property sales

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. 10 Seymour Avenue, Armadale, VIC 3143	\$5,575,000	11/4/2022
2. 7 Alleyne Avenue, Armadale, VIC 3143	\$4,907,500	6/4/2022
3. 6 Meryl Street, Armadale, VIC 3143	\$3,961,000	26/3/2022

This Statement of Information was prepared on: 19th April 2022

