

### 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 101/563 Dandenong Road Armadale Vic 3143  
Including suburb and  
Postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 - \$950,000

### Median sale price

Median price \$ 730,000 Property Type: Apartment Suburb: Armadale

Period – From 16/03/2022 to 28/06/2020 Source REIV

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

A These are the 3 properties sold within three kilometre of the property for sale in the last year 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
1 203/563 Dandenong Rd Armadale	\$885,000	16/03/2022
2 103/563 Dandenong Rd Armadale	\$1,175,000	08/02/2021
3 204/563 Dandenong Rd Armadale	\$870,000	28/06/2020