

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 523 Orrong Road, Armadale, Vic, 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. Two Bedroom Apartments	Single price		Lower price	&	Higher price
Two bedroom, two bathroom, balcony, one car park, storage		Or range between	\$1,400,000		\$1,430,000
Two bedroom, two bathroom, terrace, two car park, storage	\$1,620,000	Or range between			
Two bedroom, two bathroom, study, balcony, two car park, storage	\$1,799,000	Or range between			
Three bedroom, 2.5 bathroom, study, separate laundry, two car park, two balconies, storage	\$3,350,000	Or range between			
Three bedroom, 2.5 bathroom, study, separate laundry, large terrace courtyard, two car park, storage	\$3,550,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$694,944 Suburb Armadale

Period - From 1/04/2022 To 31/03/2023 Source REIV

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

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

This Statement of Information was prepared on:

11/07/2023