

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

2/576 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$842,500 Property Type Unit Suburb Armadale

Period - From 01/07/2023 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	2/114 Kooyong Rd ARMADALE 3143	\$1,000,000	07/08/2023
2	108/233 Chapel St PRAHRAN 3181	\$1,055,500	22/05/2023
3	21/740 Orrong Rd TOORAK 3142	\$1,075,000	30/05/2023

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:

24/10/2023 13:52



Property Type: Townhouse

Agent Comments

Comparable Properties



2/114 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 07/08/2023

Property Type: Apartment



108/233 Chapel St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,055,500

Method: Sold Before Auction

Date: 22/05/2023

Property Type: Apartment



21/740 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 30/05/2023

Property Type: Apartment

Land Size: 2043 sqm approx