

# 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

201/523 Dandenong Road, Armadale Vic 3143

### Indicative selling price

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

Range between \$380,000 & \$418,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 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	2/52 Sutherland Rd ARMADALE 3143	\$425,000	09/09/2023
2	5/77 Wattletree Rd ARMADALE 3143	\$397,500	22/11/2023
3	11/23 Kooyong Rd ARMADALE 3143	\$397,000	27/09/2023

**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:

29/02/2024 10:08



 1  1  1

Property Type: Apartment

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

December quarter 2023: \$760,000

## Comparable Properties



2/52 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments

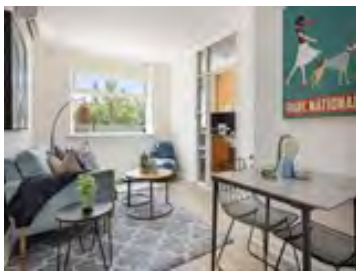
 1  1  1

Price: \$425,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit



5/77 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

 1  1  1

Price: \$397,500

Method: Private Sale

Date: 22/11/2023

Property Type: Apartment



11/23 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments

 1  1  1

Price: \$397,000

Method: Private Sale

Date: 27/09/2023

Property Type: Apartment

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