

## 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

4/519 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

4/11 WATTLETREE ROAD ARMADALE VIC 3143	\$1,220,000	29-Nov-23
5/18 KHARTOUM STREET CAULFIELD NORTH VIC 3161	\$1,185,000	17-Mar-24

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 6 months.

This Statement of Information was prepared on: 15 April 2024

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**4/11 WATTLETREE ROAD  
ARMADALE VIC 3143**

3 2 2

Sold Price **\$1,220,000** Sold Date **29-Nov-23**

Distance **0.36km**



**5/18 KHARTOUM STREET  
CAULFIELD NORTH VIC 3161**

3 2 2

Sold Price <sup>RS</sup> **\$1,185,000** <sup>UN</sup> Sold Date **17-Mar-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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