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

103/523 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Single price | $429,000

Median sale price

Median price	$616,500	Property Type	Unit	Suburb	Armadale
Period - From	01/04/2020	to	31/03/2021	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 14/881 High St ARMADALE 3143	$440,000	13/03/2021
2 104/82 Hotham St ST KILDA EAST 3183	$435,000	07/04/2021
3 102/460 Dandenong Rd CAULFIELD NORTH 3161	$420,000	03/11/2020

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: 17/04/2021 11:34

hockingstuart | **belle** PROPERTY

Andrew James
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Indicative Selling Price
$429,000
Median Unit Price
Year ending March 2021: $616,500

🛏 1   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties

14/881 High St ARMADALE 3143 (REI)

🛏 1   🛁 1   🚗 1

Price: $440,000
Method: Private Sale
Date: 13/03/2021
Property Type: Apartment

Agent Comments

104/82 Hotham St ST KILDA EAST 3183 (REI)

🛏 1   🛁 1   🚗 1

Price: $435,000
Method: Sold Before Auction
Date: 07/04/2021
Rooms: 2
Property Type: Apartment

Agent Comments

102/460 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $420,000
Method: Private Sale
Date: 03/11/2020
Property Type: Apartment
Land Size: 737 sqm approx

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525