

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

6/507 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$625,000 & \$670,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Armadale

Period - From 30/03/2020 to 29/03/2021 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	4/15 Denbigh Rd ARMADALE 3143	\$675,000	02/03/2021
2	11/221 Dandenong Rd PRAHRAN 3181	\$671,000	27/03/2021
3	15/379 Dandenong Rd ARMADALE 3143	\$637,000	22/12/2020

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:

30/03/2021 10:01



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$670,000

Median Unit Price

30/03/2020 - 29/03/2021: \$665,000

Comparable Properties



4/15 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 02/03/2021

Property Type: Apartment



11/221 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$671,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit



15/379 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$637,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment