



2 1 1

Rooms:

Property Type: Apartment

Land Size: 1902.404 sqm approx

Agent Comments

Comparable Properties



6/3-5 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$420,000

Method: Private Sale

Date: 19/01/2017

Rooms: 3

Property Type: Apartment



5/3-5 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 06/12/2016

Rooms: -

Property Type: Apartment



13/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 07/03/2017

Rooms: 4

Property Type: Apartment

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

2/579 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$420,000

&

\$460,000

Median sale price

Median price

\$652,000

Unit

X

Suburb

Armadale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
6/3-5 Chomley St PRAHRAN 3181	\$420,000	19/01/2017
5/3-5 Chomley St PRAHRAN 3181	\$435,000	06/12/2016
13/9 Kooyong Rd CAULFIELD NORTH 3161	\$440,000	07/03/2017