

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

21/579 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Armadale

Period - From 18/03/2023 to 17/03/2024 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	14/9 Kooyong Rd CAULFIELD NORTH 3161	\$543,000	09/12/2023
2	3/681 Inkerman Rd CAULFIELD NORTH 3161	\$540,000	22/10/2023
3	5/22 Hunter St MALVERN 3144	\$503,000	21/10/2023

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:

18/03/2024 13:34



 2
  1
  1

Rooms: 5
Property Type: Flat
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

18/03/2023 - 17/03/2024: \$717,500

Comparable Properties



14/9 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$543,000

Method: Private Sale

Date: 09/12/2023

Property Type: Apartment



3/681 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$540,000

Method: Auction Sale

Date: 22/10/2023

Property Type: Apartment



5/22 Hunter St MALVERN 3144 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$503,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693