

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 15/405 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 \$250,000 & \$275,000

## Median sale price

Median price \$605,000 Property type Apartment Suburb Armadale

Period - From 01/04/2022 to 30/06/2022 Source REIV

## Comparable property sales

**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
10/54 Balston Street, Balaclava, Vic, 3183	\$280,000	29/07/2022
28/250 Dandenong Road, St Kilda East, Vic, 3183	\$265,000	24/06/2022
8/130 Alexandra Street, St Kilda East, Vic, 3183	\$281,000	24/06/2022

This Statement of Information was prepared on: 10/08/2022