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

4/535 Orrong Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$950,000					
Median sale p	rice									
Median price	\$708,000	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/11a Williams Rd WINDSOR 3181	\$990,000	21/08/2021
2	5/22 Orange Gr BALACLAVA 3183	\$950,000	05/12/2021
3	3/309 Dandenong Rd PRAHRAN 3181	\$935,000	09/02/2022

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:

18/02/2022 15:44



4/535 Orrong Road, Armadale Vic 3143







Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$900,000 - \$950,000 Median Unit Price December quarter 2021: \$708,000

Comparable Properties



3/11a Williams Rd WINDSOR 3181 (REI/VG) Agent Comments



Price: \$990,000 Method: Auction Sale Date: 21/08/2021 Property Type: Unit

5/22 Orange Gr BALACLAVA 3183 (REI/VG)

Agent Comments





Price: \$950,000 Method: Auction Sale Date: 05/12/2021 Property Type: Apartment

3/309 Dandenong Rd PRAHRAN 3181 (REI)



Agent Comments



Price: \$935,000 Method: Sold Before Auction Date: 09/02/2022 Property Type: Apartment

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



propertydata

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