

# 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 51/503 Orrong Rd, Armadale, Vic, 3143

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Between \$1,220,000 & \$1,340,000

## Median sale price

Median price \$663,750 \*House ☐ \*Unit ☐ x Suburb Armadale

Period - From 01/01/2017 to 31/12/17 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1.7/4 Cromwell Rd SOUTH YARRA 3141	\$1,140,000	25/11/2017
71/503 Orrong Rd ARMADALE 3143	\$1,290,000	30/10/2017
11/58 Wattletree Rd ARMADALE 3143	\$1,115,000	24/02/2018