

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

2/501 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$728,000

Property Type Unit

Suburb Armadale

Period - From 05/07/2020

to

04/07/2021

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	6/20 Kooyong Rd CAULFIELD NORTH 3161	\$670,000	18/04/2021
2	1/22 Kooyong Rd CAULFIELD NORTH 3161	\$720,000	25/02/2021
3	2/217 Dandenong Rd WINDSOR 3181	\$692,500	20/02/2021

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:

05/07/2021 11:38

2/501 Orrong Road, Armadale Vic 3143

Walter Summons

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

05/07/2020 - 04/07/2021: \$728,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/20 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment



1/22 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000

Method: Sold Before Auction

Date: 25/02/2021

Property Type: Apartment



2/217 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments

2 1 -

Price: \$692,500

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment

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