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

18/579 Dandenong Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$500,000		&		\$550,000				
Median sale price									
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale	
Period - From	01/10/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	6/416 Dandenong Rd CAULFIELD NORTH 3161	\$575,000	16/01/2025
2	3/19 Horace St MALVERN 3144	\$585,000	06/01/2025
3	9/124 Alexandra St ST KILDA EAST 3183	\$522,000	14/12/2024

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:

18/02/2025 09:26









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2024: \$715,000

Comparable Properties

	6/416 Dandenong Rd CAULFIELD NORTH 3161 (REI) 2 1 2 1 1 Price: \$575,000 Method: Private Sale Date: 16/01/2025 Property Type: Unit	Agent Comments
	3/19 Horace St MALVERN 3144 (REI) 2 1 1 1 Price: \$585,000 Method: Private Sale Date: 06/01/2025 Property Type: Apartment	Agent Comments
Marglew	9/124 Alexandra St ST KILDA EAST 3183 (REI/VG) 2 1 2 1 1 1 Price: \$522,000 Method: Auction Sale Date: 14/12/2024 Property Type: Apartment Land Size: 1353 sqm approx	Agent Comments

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