## 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

401/551 Dandenong Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	15/07/2023	to	14/07/2024		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 sixmonths 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		
2		
3		

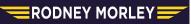
OR

**B**<sup>\*</sup> 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:

15/07/2024 10:59









Property Type: Apartment Agent Comments Rodney Morley 9826 0000 0418 321 222 rodney@rodneymorley.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median Unit Price 15/07/2023 - 14/07/2024: \$760,000

# **Comparable Properties**

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.

#### Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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