

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

6/603 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2022

to

31/12/2022

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	12/11 Cheel St ARMADALE 3143	\$560,000	25/01/2023
2	43/202 Wattletree Rd MALVERN 3144	\$575,000	27/10/2022
3	6/22 Myamyn St ARMADALE 3143	\$580,000	29/09/2022

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:

01/03/2023 12:05

6/603 Dandenong Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

December quarter 2022: \$720,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/11 Cheel St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 25/01/2023

Property Type: Apartment



43/202 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 27/10/2022

Property Type: Unit



6/22 Myamyn St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 29/09/2022

Property Type: Unit

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



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