

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

303/523 Dandenong Road Armadale VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

House

Suburb

Armadale

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

21/47 Kooyong Road Armadale VIC 3143	\$425,000	19-Dec-20
5/26 Denbigh Road Armadale VIC 3143	\$485,000	10-Oct-20
10/402 Dandenong Road Caulfield North VIC 3161	\$460,000	12-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 25 January 2021



21/47 Kooyong Road Armadale VIC 3143

Sold Price

^{RS}

\$425,000

Sold Date

19-Dec-20

1

1

1

Distance

0.43km



5/26 Denbigh Road Armadale VIC 3143

Sold Price

\$485,000

Sold Date

10-Oct-20

1

1

1

Distance

0.63km



10/402 Dandenong Road Caulfield North VIC 3161

Sold Price

\$460,000

Sold Date

12-Aug-20

1

1

1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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