

# 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

397 Dandenong Road, Armadale, VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$2,630,000

Property type

House

Suburb

ARMADALE

Period - From

05/09/2021

to

05/09/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	19 Railway Avenue Armadale Vic 3143	\$1,750,000	2022-05-13
2	80 Kooyong Road Armadale Vic 3143	\$2,085,000	2022-06-21
3	320 Inkerman Street St Kilda East Vic 3183	\$1,800,000	2022-08-23

This Statement of Information was prepared on:

05/09/2022

