

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

7/603 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Armadale

Period - From 01/07/2021 to 30/06/2022 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	8/14 Denbigh Rd ARMADALE 3143	\$605,000	09/04/2022
2	9/28 Elgin Av ARMADALE 3143	\$595,000	30/04/2022
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:

03/10/2022 13:38



2
 1
 1

Property Type: Apartment (Strata)

Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

Year ending June 2022: \$655,000

Comparable Properties



8/14 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 1

Price: \$605,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Apartment



9/28 Elgin Av ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 1

Price: \$595,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit



6/22 Myamyn St ARMADALE 3143 (REI)

Agent Comments

2
 1
 1

Price: \$580,000

Method: Private Sale

Date: 29/09/2022

Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693