

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	15/579 Dandenong Road, Armadale Vic 3143
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Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$625,000	House		Unit	X	Suburb	Armadale
Period - From	01/04/2018	to	31/03/2019	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	18/311 Dandenong Rd PRAHRAN 3181	\$542,500	15/12/2018
2	6/35 Kooyong Rd ARMADALE 3143	\$534,000	30/01/2019
3	14/61 Kooyong Rd ARMADALE 3143	\$503,000	11/05/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
Year ending March 2019: \$625,000

Comparable Properties



18/311 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$542,500
Method: Auction Sale
Date: 15/12/2018
Rooms: 4
Property Type: Apartment



6/35 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$534,000
Method: Private Sale
Date: 30/01/2019
Rooms: -
Property Type: Apartment



14/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 -

Price: \$503,000
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: Apartment