

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

399 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$2,560,000

Property Type

House

Suburb

Armadale

Period - From

01/07/2023

to

30/09/2023

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	96 Kooyong Rd ARMADALE 3143	\$2,400,000	04/08/2023
2	651 High St PRAHRAN 3181	\$2,250,000	03/07/2023
3	15 Larnook St PRAHRAN 3181	\$2,170,000	09/09/2023

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:

11/12/2023 11:47

399 Dandenong Road, Armadale Vic 3143



Walter Summons

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

September quarter 2023: \$2,560,000



4 2 4

Property Type: House (Res)

Land Size: 513 sqm approx

Agent Comments

Comparable Properties



96 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$2,400,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)



651 High St PRAHRAN 3181 (VG)

Agent Comments

4 - -

Price: \$2,250,000

Method: Sale

Date: 03/07/2023

Property Type: House (Res)

Land Size: 546 sqm approx



15 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 3

Price: \$2,170,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 416 sqm approx

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



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