

# 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

2/391 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)

Range between \$840,000 & \$880,000

### Median sale price

Median price \$1,850,000 Property Type Townhouse Suburb Armadale

Period - From 04/04/2021 to 03/04/2022 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 | 1/48 Orrong Cr CAULFIELD NORTH 3161 | \$905,000 | 06/03/2022   |
| 2 | 4/261 Dandenong Rd PRAHRAN 3181     | \$900,000 | 17/02/2022   |
| 3 | 5/531 Dandenong Rd ARMADALE 3143    | \$880,000 | 04/11/2021   |

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:

04/04/2022 11:24

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

**Indicative Selling Price**

\$840,000 - \$880,000

**Median Townhouse Price**

04/04/2021 - 03/04/2022: \$1,850,000



2 1 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**1/48 Orrong Cr CAULFIELD NORTH 3161 (REI)** Agent Comments

2 1 1

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 06/03/2022

**Property Type:** Apartment



**4/261 Dandenong Rd PRAHRAN 3181 (REI)** Agent Comments

2 2 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 17/02/2022

**Property Type:** Unit



**5/531 Dandenong Rd ARMADALE 3143 (REI/VG)** Agent Comments

2 1 1

**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 04/11/2021

**Property Type:** Apartment

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