

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 11/527 Dandenong Road, Armadale

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$----- or range between \$490,000 & \$539,000

## Median sale price

Median price \$484,000 Property type Apartment Suburb Armadale

Period - From 1/4/2020 to 30/6/2020 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
6/340 Dandenong Road, St Kilda East	\$600,000	16/9/2020
7/218 Alma Road, St Kilda East	\$590,000	16/7/2020
13/579 Dandenong Road, Armadale	\$545,000	21/5/2020

**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: 5/10/2020