

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

3-Bedrooms, 2-Bathrooms, 2-Carparks luxury apartments at
ARMADALE VIC 3143

Indicative selling price

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

Single Price

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,070,000

Property type

House

Suburb

Armadale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 1/22 MERCER ROAD ARMADALE VIC 3143 | \$1,900,000 | 18-Mar-24 |
| 2/555 DANDENONG ROAD ARMADALE VIC 3143 | \$1,800,000 | 13-Dec-23 |
| | | |

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 6 months.

This Statement of Information was prepared on: 17 March 2025



**1/22 MERCER ROAD ARMADALE
VIC 3143**

 3  2  2

Sold Price

\$1,900,000

Sold Date

18-Mar-24

Distance

1.5km



**2/555 DANDENONG ROAD
ARMADALE VIC 3143**

 3  2  2

Sold Price

\$1,800,000

Sold Date

13-Dec-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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