

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

505 Dandenong Road, Armadale

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$2,390,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,247,500

*House ☒

Suburb
or locality Armadale

Period - From 01.04.2017

to 30.06.2017

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 18 months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 Cambridge Street, Armadale	\$2,385,000	03.06.2017
1 Closeburn Avenue, Prahran	\$2,125,000	15.06.2017
795 Malvern Road, Toorak	\$2,230,000	17.06.2017