

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

570 Orrong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,215,000

Property Type House

Suburb Armadale

Period - From 01/01/2020

to 31/12/2020

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 |
|---|-----------------------------------|-------------|--------------|
| 1 | 385 Toorak Rd SOUTH YARRA 3141 | \$2,965,000 | 31/10/2020 |
| 2 | 17 Mandeville Cr TOORAK 3142 | \$2,960,000 | 21/11/2020 |
| 3 | 20 Findon Av CAULFIELD NORTH 3161 | \$2,410,000 | 13/12/2020 |

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:

31/03/2021 15:06

570 Orrong Road, Armadale Vic 3143

Andrew James

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending December 2020: \$2,215,000



3 2 2

Property Type:

Agent Comments

Comparable Properties



385 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$2,965,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House

Land Size: 580 sqm approx



17 Mandeville Cr TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$2,960,000

Method: Private Sale

Date: 21/11/2020

Property Type: House

Land Size: 489 sqm approx



20 Findon Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$2,410,000

Method: Auction Sale

Date: 13/12/2020

Property Type: House (Res)

Land Size: 622 sqm approx

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