

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

14/379 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	5/56 Narong Rd CAULFIELD NORTH 3161	\$605,000	14/01/2020
2	10/153 Hawthorn Rd CAULFIELD NORTH 3161	\$600,000	05/02/2020
3	4/399 Alma Rd CAULFIELD NORTH 3161	\$591,000	26/05/2020

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:

14/07/2020 15:19

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

14/379 Dandenong Road, Armadale Vic 3143



Oren Flamm

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Indicative Selling Price

\$550,000 - \$600,000

No median price available



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/56 Narong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 14/01/2020

Property Type: Apartment



10/153 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 05/02/2020

Property Type: Strata Unit/Flat



4/399 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$591,000

Method: Sold Before Auction

Date: 26/05/2020

Rooms: 3

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.