

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

11/405 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$690,000

Property Type

Unit

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	9/54 Balston St BALACLAVA 3183	\$300,500	09/07/2020
2	101/233 Dandenong Rd WINDSOR 3181	\$325,000	06/07/2020
3	15/66 Murray St PRAHRAN 3181	\$340,000	20/11/2020

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:

25/01/2021 10:23

11/405 Dandenong Road, Armadale Vic 3143

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$310,000

Median Unit Price

Year ending December 2020: \$690,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



9/54 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$300,500

Method: Sold Before Auction

Date: 09/07/2020

Rooms: 2

Property Type: Apartment



101/233 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 06/07/2020

Property Type: Apartment



15/66 Murray St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 20/11/2020

Property Type: Apartment

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