Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/527 Dandenong Road, Armadale Vic 3143
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2/5

Indicative selling price

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

Range between \$530,000	&	\$570,000
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Median sale price

Median price	\$692,500	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	3/28 Elgin Av ARMADALE 3143	\$540,000	25/09/2024
2	6/8 St James Rd ARMADALE 3143	\$549,500	12/10/2024
3	9/12 St James Rd ARMADALE 3143	\$560,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/12/2024 14:03





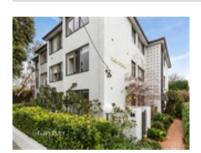
James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$530,000 - \$570,000 **Median Unit Price** Year ending September 2024: \$692,500



Property Type: Apartment **Agent Comments**

Comparable Properties



3/28 Elgin Av ARMADALE 3143 (REI/VG)

Price: \$540,000 Method: Private Sale Date: 25/09/2024

Property Type: Apartment

Agent Comments



6/8 St James Rd ARMADALE 3143 (REI)

2



Agent Comments

Price: \$549,500 Method: Auction Sale Date: 12/10/2024

Property Type: Apartment

9/12 St James Rd ARMADALE 3143 (REI)

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

Price: \$560,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit

Agent Comments



