

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

571 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$708,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2021

to

31/12/2021

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	9/78-80 Hawthorn Rd CAULFIELD NORTH 3161	\$666,000	13/02/2022
2	2/22 Kooyong Rd CAULFIELD NORTH 3161	\$651,500	06/02/2022
3	4/5 Armadale St ARMADALE 3143	\$648,000	08/11/2021

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:

22/03/2022 09:23



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

December quarter 2021: \$708,000

Comparable Properties



9/78-80 Hawthorn Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

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Price: \$666,000

Method: Auction Sale

Date: 13/02/2022

Property Type: Apartment



2/22 Kooyong Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

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Price: \$651,500

Method: Auction Sale

Date: 06/02/2022

Property Type: Apartment



4/5 Armadale St ARMADALE 3143 (REI/VG) **Agent Comments**

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Price: \$648,000

Method: Private Sale

Date: 08/11/2021

Property Type: Apartment