

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

14/405 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$588,500

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2018

to

30/09/2019

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	2/329 Orrong Rd ST KILDA EAST 3183	\$290,000	17/08/2019
2	6/37 Hotham St ST KILDA EAST 3183	\$285,000	15/06/2019
3	6/24 Prentice St ST KILDA EAST 3183	\$280,000	12/06/2019

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:

11/11/2019 08:41



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$280,000

Median Unit Price
Year ending September 2019: \$588,500

Comparable Properties



2/329 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$290,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 2
Property Type: Apartment



6/37 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$285,000
Method: Auction Sale
Date: 15/06/2019
Property Type: Apartment



6/24 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 12/06/2019
Property Type: Unit