

# 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

2/576 Orrong Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,029,000

### Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2023

to

31/12/2023

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	23/399 Toorak Rd SOUTH YARRA 3141	\$1,100,000	30/11/2023
2	2/19 Munro St ARMADALE 3143	\$1,150,000	30/08/2023
3			

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:

25/01/2024 13:28



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**23/399 Toorak Rd SOUTH YARRA 3141**  
(REI/VG)

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** Apartment



**2/19 Munro St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 30/08/2023  
**Property Type:** Unit

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.