

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 62/503 Orrong Road, Armadale Vic 3143

## Indicative selling price

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

Single price \$1,595,000

## Median sale price

Median price \$605,000 Property type Apartment Suburb Armadale

Period - From 01/04/2022 to 30/06/2022 Source REIV

## Comparable property sales

A\* This is the property 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
3/635 Orrong Rd TOORAK 3142	\$1,730,000	31/05/2022
103/1101 Malvern Rd TOORAK 3142	\$1,550,000	08/07/2022
102/1101 Malvern Rd TOORAK 3142	\$1,600,000	16/07/2022

This Statement of Information was prepared on: 05/09/2022