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	3/603 DANDENONG ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$781,500	Property type	Unit	Suburb	Armadale
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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
18-20 ST GEORGES ROAD ARMADALE VIC 3143	$640,000	20-Apr-24
403/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	$640,000	17-Apr-24
18/61 KOOYONG ROAD ARMADALE VIC 3143	$607,500	27-May-24

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 6 months.~~

This Statement of Information was prepared on: 18 July 2024

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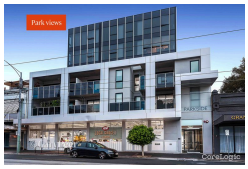


18-20 ST GEORGES ROAD ARMADALE VIC 3143

2 1 1

Sold Price **$640,000** Sold Date **20-Apr-24**

Distance **0.64km**



403/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price Sold Date **17-Apr-24**

Distance **0.92km**



18/61 KOOYONG ROAD ARMADALE VIC 3143

2 1 1

Sold Price RS **$607,500** UN Sold Date **27-May-24**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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