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	6/579 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $700,000 Property Type Unit Suburb Armadale

Period - From 01/01/2022 to 31/12/2022 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	12/11 Cheel St ARMADALE 3143	$560,000	25/01/2023
2	21/9 Meadow St ST KILDA EAST 3183	$511,600	08/11/2022
3	3/38 Wattletree Rd ARMADALE 3143	$511,000	25/02/2023

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: 01/03/2023 09:26

6/579 Dandenong Road, Armadale Vic 3143

Michael Tynan
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2022: $700,000

Comparable Properties



12/11 Cheel St ARMADALE 3143 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 25/01/2023
Property Type: Apartment

Agent Comments

Older style block, similar accommodation



21/9 Meadow St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $511,600
Method: Sold Before Auction
Date: 08/11/2022
Property Type: Apartment

Agent Comments

Older style block, similar accommodation



3/38 Wattletree Rd ARMADALE 3143 (REI)

2 1 1

Price: $511,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Unit

Agent Comments

Similar accommodation, older style block on main road.

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