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	105/511 Dandenong Road, Armadale Vic 3143

Indicative selling price

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

Range between $750,000 & $820,000

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	3/472 Dandenong Rd CAULFIELD NORTH 3161	$805,000	14/11/2023
2	30/62 Wattletree Rd ARMADALE 3143	$760,000	01/12/2023
3	G3/551 Dandenong Rd ARMADALE 3143	$738,000	30/10/2023

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: 31/01/2024 12:39

105/511 Dandenong Road, Armadale Vic 3143

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
December quarter 2023: $760,000

Comparable Properties



3/472 Dandenong Rd CAULFIELD NORTH 3161 (VG) Agent Comments

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Price: $805,000
Method: Sale
Date: 14/11/2023
Property Type: Strata Unit/Flat



30/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

2 2 2

Price: $760,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: Unit

G3/551 Dandenong Rd ARMADALE 3143 (VG) Agent Comments

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Price: $738,000
Method: Sale
Date: 30/10/2023
Property Type: Strata Unit/Flat

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