

## 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

303/551 DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Armadale

Period-from

01 Nov 2022

to

31 Oct 2023

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

204/70 WATTLETREE ROAD ARMADALE VIC 3143	\$810,000	14-May-22
203/69 AINTREE ROAD GLEN IRIS VIC 3146	\$770,000	23-Jun-23
4/1457 HIGH STREET GLEN IRIS VIC 3146	\$817,000	02-Dec-22

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: 13 November 2023



**204/70 WATTLETREE ROAD  
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$810,000** Sold Date **14-May-22**

Distance **0.21km**



**203/69 AINTREE ROAD GLEN IRIS  
VIC 3146**

 2  2  2

Sold Price **\$770,000** Sold Date **23-Jun-23**

Distance **2.17km**



**4/1457 HIGH STREET GLEN IRIS  
VIC 3146**

 2  2  2

Sold Price **\$817,000** Sold Date **02-Dec-22**

Distance **2.47km**

RS = Recent sale      UN = Undisclosed Sale

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