

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

14/844 Malvern Road, Armadale Vic 3143

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Armadale

Period - From 12/05/2020

to 11/05/2021

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	6/340a Dandenong Rd ST KILDA EAST 3183	\$570,000	06/03/2021
2	8/215 Alma Rd ST KILDA EAST 3183	\$555,000	19/12/2020
3	8/15 Egerton Rd ARMADALE 3143	\$542,000	04/12/2020

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:

12/05/2021 11:30

Christopher Dane

9826 0000

0418 319 809

chris@rodneymorley.com.au

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

12/05/2020 - 11/05/2021: \$675,000



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



6/340a Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 06/03/2021

Rooms: 3

Property Type: Apartment



8/215 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$555,000

Method: Sale

Date: 19/12/2020

Property Type: Strata Flat - Single OYO Flat



8/15 Egerton Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$542,000

Method: Sale

Date: 04/12/2020

Property Type: Strata Unit/Flat