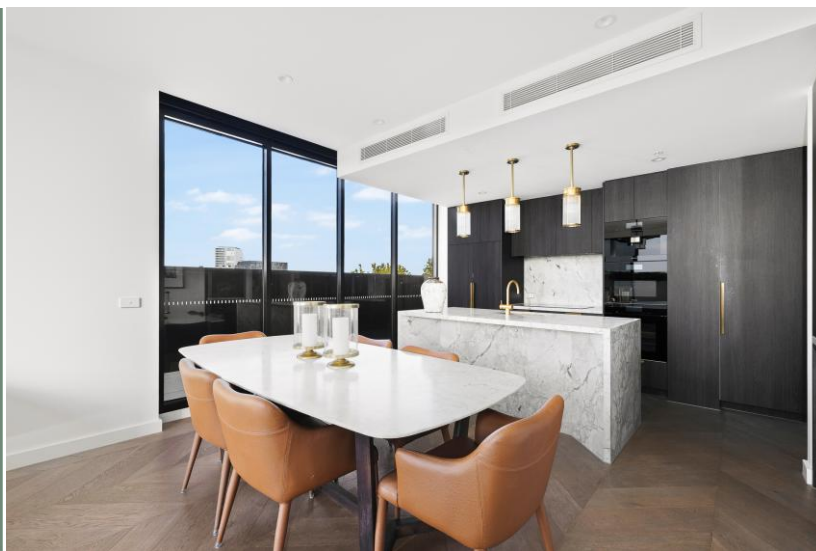


PROPERTY FACT SHEET



301/551 Dandenong Road, Armadale

Council Rates	\$1,572.00 per annum (approx.)
Water Rates	\$255.00 per quarter (approx.)
Body Corporate Fees	\$1,866.00 per quarter (approx.)
Area	Internal: 105 sqm (approx.) Exterior: 55.5 sqm (approx.)
Rental Estimate	\$1,100.00 - \$1,200.00 per week (approx.)
Year of Construction	2021

Features of the property

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About the area

Transport - Trams on Glenferrie, Dandenong, Malvern and High, Buses on Orrong & Kooyong, Trains at Armadale & Toorak Station

Freeways - Monash

Shopping - High Street Armadale boutiques, Beatty Avenue shops

Schools - Lauriston Girls' School, St Michael's Grammar, De La Salle College, Armadale Primary

Parks & Recreation - Armadale Reserve, Union St Gardens, Romanis Reserve, Victory Square / Toorak Park

Cafés & Entertainment - Albert's Wine Bar, Victor Churchill, Moby, High society

Purchasing for Investment Purposes

Under the *Residential Tenancies Act 1997* (Vic), all rental properties must meet Minimum Standards before leasing and have safety checks undertaken for smoke alarm, electrical fixtures/fittings and any gas fixtures/fittings to ensure that they meet compliance standards. If you are considering purchasing the property for investment purposes, please ensure that you make your own enquiries to ensure that the property is compliant. Belle Property does not make any warranty or representation in this regard.

It is a recommendation of our company's indemnity insurance to state that this opinion of value has been prepared solely for the information of the client and not for any third party. Although every care has been taken in compiling this information, it is an opinion only and not to be taken as a certified valuation. All distances, size, and rates are approximate.