

# 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

402/881 High Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$920,000

### Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2023

to

30/09/2023

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	1/639 Inkerman Rd CAULFIELD NORTH 3161	\$900,000	15/10/2023
2	1/384 Orrong Rd CAULFIELD NORTH 3161	\$875,000	29/10/2023
3	201/1196 High St ARMADALE 3143	\$875,000	08/09/2023

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:

08/11/2023 16:15



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/639 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 15/10/2023

**Property Type:** Apartment

**Land Size:** 1038 sqm approx



**1/384 Orrong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Auction Sale

**Date:** 29/10/2023

**Property Type:** Apartment



**201/1196 High St ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Apartment