

# 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

g12/881 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 \$450,000 & \$470,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Armadale

Period - From 16/02/2022 to 15/02/2023 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	12/23-25 Rose St ARMADALE 3143	\$500,000	15/12/2022
2	7/7 Elgin Av ARMADALE 3143	\$470,000	02/12/2022
3	13/62 Wattletree Rd ARMADALE 3143	\$460,000	19/10/2022

**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: 16/02/2023 12:44



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

16/02/2022 - 15/02/2023: \$675,000

## Comparable Properties



12/23-25 Rose St ARMADALE 3143 (REI)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 15/12/2022

Property Type: Apartment



7/7 Elgin Av ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$470,000

Method: Private Sale

Date: 02/12/2022

Property Type: Apartment



13/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951