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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$470,000			
Median sale pi	rice							
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	16/02/2022	to	15/02/2023		So	urce	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.

Add	dress 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









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)



Price: \$500,000 Method: Private Sale Date: 15/12/2022 Property Type: Apartment Agent Comments



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

Agent Comments



Price: \$470,000 Method: Private Sale Date: 02/12/2022 Property Type: Apartment



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



Price: \$460,000 Method: Private Sale Date: 19/10/2022 Property Type: Apartment

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





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