Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	101/960 High Street, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

narige between \$7.90,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$790,000	&	\$860,000
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Median sale price

Median price	\$695,000	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	03/04/2024	to	02/04/2025	Sc	ource	Property	v Data

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

Add	dress of comparable property	Price	Date of sale
1	104/715 Malvern Rd TOORAK 3142	\$850,000	22/02/2025
2	206/14 Elizabeth St MALVERN 3144	\$755,000	18/11/2024
3	3/4 Testar Gr CAULFIELD NORTH 3161	\$885,000	10/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/04/2025 08:59









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$790,000 - \$860,000 **Median Unit Price** 03/04/2024 - 02/04/2025: \$695,000

Comparable Properties



104/715 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

Price: \$850,000 Method: Auction Sale Date: 22/02/2025

Property Type: Apartment



206/14 Elizabeth St MALVERN 3144 (REI/VG)

2





Agent Comments

Price: \$755,000 Method: Private Sale Date: 18/11/2024

Property Type: Apartment



3/4 Testar Gr CAULFIELD NORTH 3161 (REI/VG)



Price: \$885,000

Date: 10/11/2024 Property Type: Apartment

Method: Auction Sale

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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