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

101/960 High Street, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	29/04/2024	to	28/04/2025		So	urce	Property	/ 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.

Ad	dress of comparable property	Price	Date of sale
1	5/12 Woorigoleen Rd TOORAK 3142	\$776,000	26/03/2025
2	104/715 Malvern Rd TOORAK 3142	\$850,000	22/02/2025
3	206/14 Elizabeth St MALVERN 3144	\$755,000	18/11/2024

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:

29/04/2025 16:33



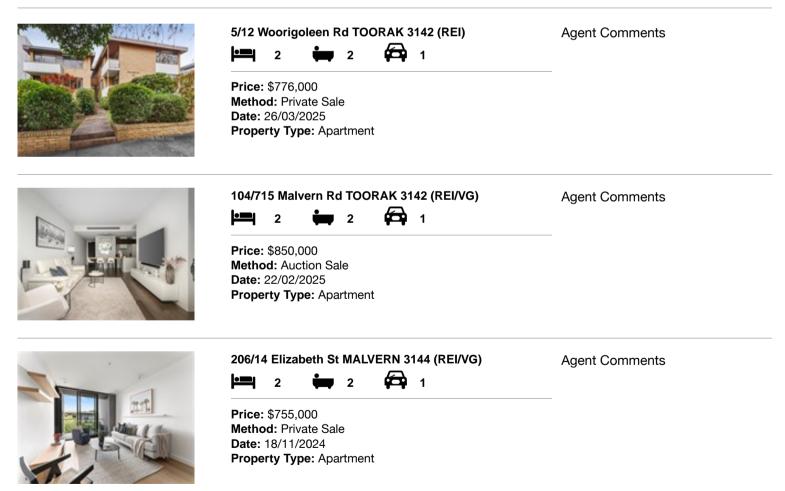




Property Type: Apartment Agent Comments

Indicative Selling Price \$750,000 - \$825,000 Median Unit Price 29/04/2024 - 28/04/2025: \$675,000

Comparable Properties



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



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