

# 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

206/881 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 \$650,000 & \$700,000

### Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	6/62 Hawthorn Rd CAULFIELD NORTH 3161	\$670,000	23/10/2024
2	3/382 Dandenong Rd CAULFIELD NORTH 3161	\$650,000	19/10/2024
3	19/65 Station St MALVERN 3144	\$685,000	05/10/2024

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:

11/11/2024 15:40



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/62 Hawthorn Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 23/10/2024

**Property Type:** Apartment

**Land Size:** 93 sqm approx



**3/382 Dandenong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Apartment



**19/65 Station St MALVERN 3144 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Apartment