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									
Range betweer	\$650,000		&		\$700,000				
Median sale price									
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Armadale	
Period - From	01/10/2023	to	30/09/2024		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.

Ado	dress 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





James Annett





Property Type: Apartment Agent Comments

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Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending September 2024: \$692,500

Comparable Properties

6/62 Hawthorn Rd CAULFIELD NORTH 3161 (REI) 2 1 2 1 1 1 1 Price: \$670,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: Apartment Land Size: 93 sqm approx	Agent Comments
3/382 Dandenong Rd CAULFIELD NORTH 3161 (REI) 2 2 2 1 Price: \$650,000 Method: Auction Sale Date: 19/10/2024 Property Type: Apartment	Agent Comments
19/65 Station St MALVERN 3144 (REI) 2 in 1 in 1 Price: \$685,000 Method: Auction Sale Date: 05/10/2024 Property Type: Apartment	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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