

# 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

17/881 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 \$900,000

&

\$990,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Armadale

Period - From 01/10/2018

to 30/09/2019

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.

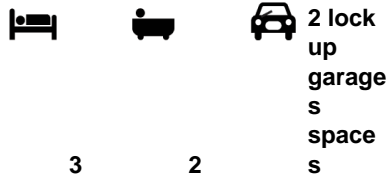
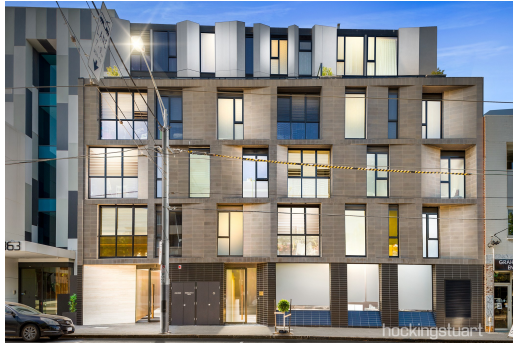
	Address of comparable property	Price	Date of sale
1	3/261 Dandenong Rd PRAHRAN 3181	\$981,000	27/08/2019
2	801/7 Evergreen Mews ARMADALE 3143	\$980,000	24/06/2019
3	7/26 Valentine Gr ARMADALE 3143	\$905,500	07/09/2019

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:

13/11/2019 12:17



**Property Type:** Apartment

**Land Size:** 99 sqm approx

Agent Comments

## Comparable Properties



**3/261 Dandenong Rd PRAHRAN 3181 (REI/VG)** Agent Comments



**Price:** \$981,000

**Method:** Sold Before Auction

**Date:** 27/08/2019

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 720 sqm approx



**801/7 Evergreen Mews ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 24/06/2019

**Rooms:** 3

**Property Type:** Apartment



**7/26 Valentine Gr ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$905,500

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 3

**Property Type:** Apartment