

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

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

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2019: \$2,150,000



2 lock
up
garage
s
space
s

3

2

Property Type: Apartment

Land Size: 99 sqm approx

Agent Comments

Comparable Properties



3/261 Dandenong Rd PRAHRAN 3181 (REI/VG) [Agent Comments](#)

3 2 1

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](#)

2 2 1

Price: \$980,000

Method: Private Sale

Date: 24/06/2019

Rooms: 3

Property Type: Apartment



7/26 Valentine Gr ARMADALE 3143 (REI) [Agent Comments](#)

2 2 2

Price: \$905,500

Method: Auction Sale

Date: 07/09/2019

Rooms: 3

Property Type: Apartment