

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

G04/881 High Street, Armadale Vic 3143

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$622,000

House

Unit

X

Suburb

Armadale

Period - From 01/10/2017

to

31/12/2017

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	11/60 Wattletree Rd ARMADALE 3143	\$870,000	28/10/2017
2	14/18 Mercer Rd ARMADALE 3143	\$862,000	03/03/2018
3	2/21 Ashleigh Rd ARMADALE 3143	\$832,000	17/02/2018

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.



2
 2
 1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2017: \$622,000

Comparable Properties



11/60 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2
 2
 1

Price: \$870,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment



14/18 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

2
 1
 2

Price: \$862,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: Apartment



2/21 Ashleigh Rd ARMADALE 3143 (REI)

Agent Comments

2
 1
 2

Price: \$832,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 3

Property Type: Apartment