

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

G08/881 High Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,000

Median sale price

Median price

\$747,000

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2021

to

30/06/2021

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	5/229 Williams Rd SOUTH YARRA 3141	\$400,000	01/05/2021
2	4/1 Armadale St ARMADALE 3143	\$395,000	04/04/2021
3	11/400 Dandenong Rd CAULFIELD NORTH 3161	\$388,700	23/02/2021

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:

26/07/2021 15:16

James Annett

03 9509 0411

0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$399,000

Median Unit Price

June quarter 2021: \$747,000



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Property Type: Unit

Agent Comments

Comparable Properties



5/229 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$400,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Unit



4/1 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 04/04/2021

Rooms: 2

Property Type: Apartment



11/400 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

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Price: \$388,700

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment