

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

107/960 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$1,475,000

&

\$1,575,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2022

to 31/12/2022

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	204/232 Wattletree Rd MALVERN 3144	\$1,500,000	09/12/2022
2	101/345 Alma Rd CAULFIELD NORTH 3161	\$1,600,000	16/09/2022
3			

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:

07/02/2023 12:42

107/960 High Street, Armadale Vic 3143



Walter Summons

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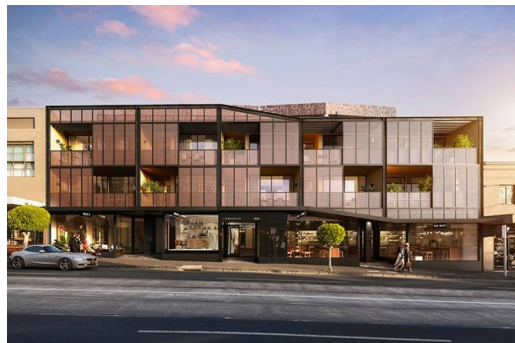
walter.summons@belleproperty.com

Indicative Selling Price

\$1,475,000 - \$1,575,000

Median Unit Price

December quarter 2022: \$720,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



204/232 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 09/12/2022

Property Type: Apartment



101/345 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 16/09/2022

Property Type: Apartment

Land Size: 816 sqm approx

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.

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



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