

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

102/881 HIGH STREET ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 4/16 FULTON STREET ARMADALE VIC 3143 | \$610,000 | 31-Dec-24 |
| 8/50 SUTHERLAND ROAD ARMADALE VIC 3143 | \$605,000 | 19-Feb-25 |
| 1/28 ELGIN AVENUE ARMADALE VIC 3143 | \$557,000 | 15-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 01 April 2025



**4/16 FULTON STREET ARMADALE
VIC 3143**

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date

31-Dec-24

 2  1  -

Distance

0.35km



**8/50 SUTHERLAND ROAD
ARMADALE VIC 3143**

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date

19-Feb-25

 2  1  -

Distance

0.4km



**1/28 ELGIN AVENUE ARMADALE
VIC 3143**

Sold Price

^{RS} **\$557,000** ^{UN}

Sold Date

15-Mar-25

 2  1  -

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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