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

301/881 High Street, Armadale Vic 3143

Indicative selling price

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

Single price | $639,000

Median sale price

| Median price | $810,500 | Property Type | Unit | Suburb | Armadale |

| Period - From | 01/01/2020 | to | 31/03/2020 | 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	1/7-9 Albert St CAULFIELD NORTH 3161	$670,000	28/04/2020
2	8/28 Power St TOORAK 3142	$656,000	30/05/2020
3	115/881 High St ARMADALE 3143	$655,000	16/03/2020

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: | 10/06/2020 11:24

CONSUMER AFFAIRS VICTORIA

Melbourne Real Estate

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🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$639,000
Median Unit Price
March quarter 2020: $810,500

Comparable Properties

1/7-9 Albert St CAULFIELD NORTH 3161 (REI/VG)

🛏 2   🛁 1   🚗 2

Price: $670,000
Method: Sold Before Auction
Date: 28/04/2020
Rooms: 3
Property Type: Apartment

Agent Comments

8/28 Power St TOORAK 3142 (REI)

🛏 2   🛁 1   🚗 1

Price: $656,000
Method: Auction Sale
Date: 30/05/2020
Rooms: 3
Property Type: Apartment

Agent Comments

115/881 High St ARMADALE 3143 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $655,000
Method: Private Sale
Date: 16/03/2020
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951