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

206/881 High Street, Armadale Vic 3143

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------|------|-----------|------|----------|----------|
| Range betwee | n \$620,000 | | & | | \$682,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$690,000 | Pro | operty Type | Unit | | | Suburb | Armadale |
| Period - From | 27/02/2024 | to | 26/02/2025 | | So | urce | Property | / Data |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 321/471 Malvern Rd SOUTH YARRA 3141 | \$645,000 | 21/02/2025 |
| 2 | 1110/15 Clifton St PRAHRAN 3181 | \$620,000 | 30/01/2025 |
| 3 | 7/24 Mathoura Rd TOORAK 3142 | \$680,000 | 24/12/2024 |

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.

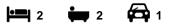
This Statement of Information was prepared on:

27/02/2025 10:38









Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$620,000 - \$682,000 Median Unit Price 27/02/2024 - 26/02/2025: \$690,000

Comparable Properties

| 321/471 Malvern Rd SOUTH YARRA 3141 (REI) 1 2 1 Price: \$645,000 Method: Private Sale Date: 21/02/2025 Property Type: Unit | Agent Comments |
|--|----------------|
| 1110/15 Clifton St PRAHRAN 3181 (REI) 2 2 2 2 Price: \$620,000 Method: Private Sale Date: 30/01/2025 Property Type: Apartment | Agent Comments |
| 7/24 Mathoura Rd TOORAK 3142 (REI/VG) 2 1 - Price: \$680,000 Method: Private Sale Date: 24/12/2024 Property Type: Apartment | Agent Comments |

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



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