

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

1/769 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Armadale

Period - From 01/10/2023

to

30/09/2024

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	1/390 Dandenong Rd CAULFIELD NORTH 3161	\$920,000	03/07/2024
2	11/29b Hampden Rd ARMADALE 3143	\$930,000	22/06/2024
3	6/16 Springfield Av TOORAK 3142	\$910,000	01/06/2024

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:

24/10/2024 11:44

1/769 High Street, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending September 2024: \$692,500



2 1 2

Rooms: 5

Property Type: Flat

Land Size: 73.692 sqm approx

Agent Comments

Comparable Properties



1/390 Dandenong Rd CAULFIELD NORTH 3161 **Agent Comments**
(VG)

2 - -

Price: \$920,000

Method: Sale

Date: 03/07/2024

Property Type: Flat/Unit/Apartment (Res)



11/29b Hampden Rd ARMADALE 3143 **Agent Comments**
(REI/VG)

2 1 1

Price: \$930,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit



6/16 Springfield Av TOORAK 3142 (REI/VG) **Agent Comments**

2 1 1

Price: \$910,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit

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



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