

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

G12/881 High Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2020

to

30/09/2020

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	15/130 Alma Rd ST KILDA EAST 3183	\$500,000	11/09/2020
2	5/26 Denbigh Rd ARMADALE 3143	\$485,000	10/10/2020
3	206/1196 High St ARMADALE 3143	\$485,000	28/05/2020

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:

26/11/2020 20:40



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Property Type: Apartment

Agent Comments

Comparable Properties



15/130 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

 1  1  1

Price: \$500,000

Method: Private Sale

Date: 11/09/2020

Property Type: Apartment

5/26 Denbigh Rd ARMADALE 3143 (VG)

Agent Comments

 1  -  -

Price: \$485,000

Method: Sale

Date: 10/10/2020

Property Type: Strata Unit/Flat

206/1196 High St ARMADALE 3143 (VG)

Agent Comments

 1  -  -

Price: \$485,000

Method: Sale

Date: 28/05/2020

Property Type: Strata Unit/Flat