

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

102/959 High Street, Armadale Vic 3143

Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Armadale

Period - From 01/01/2021

to 31/12/2021

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	202/75 Union St ARMADALE 3143	\$1,820,000	15/02/2022
2	G3/1101 Malvern Rd TOORAK 3142	\$1,800,000	22/10/2021
3	10/225 Williams Rd SOUTH YARRA 3141	\$1,500,000	16/12/2021

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:

21/03/2022 16:01



 3
  2
  2

Property Type:
Agent Comments

Indicative Selling Price
 \$1,695,000
Median House Price
 Year ending December 2021: \$2,700,000

Comparable Properties



202/75 Union St ARMADALE 3143 (REI)

Agent Comments

 3
  2
  2

Price: \$1,820,000
Method: Private Sale
Date: 15/02/2022
Property Type: Apartment

G3/1101 Malvern Rd TOORAK 3142 (VG)

Agent Comments

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Price: \$1,800,000
Method: Sale
Date: 22/10/2021
Property Type: Strata Unit/Flat



10/225 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 16/12/2021
Property Type: Townhouse (Res)

Account - Marshall White | P: 9822 9999 | F: 03 9824 4897