

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

201E/11197 High Street, Armadale Vic 3143

Indicative selling price

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

Single price

\$2,250,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

31/12/2024

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 | The Bank Residence/959 High St ARMADALE 3143 | \$2,400,000 | 26/11/2024 |
| 2 | 104/18 Spring Rd MALVERN 3144 | \$2,200,000 | 11/10/2024 |
| 3 | | | |

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:

05/03/2025 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$2,250,000
Median Unit Price
December quarter 2024: \$715,000

Comparable Properties



The Bank Residence/959 High St ARMADALE 3143 (REI) Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment



104/18 Spring Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 11/10/2024
Property Type: Unit

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.

