

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

878 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$12,500,000 & \$13,750,000

Median sale price

Median price \$2,568,000 Property Type House Suburb Armadale

Period - From 01/04/2023 to 31/03/2024 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	25 Linlithgow Rd TOORAK 3142	\$14,350,000	11/11/2023
2	31 Stonnington PI TOORAK 3142	\$12,400,000	20/01/2024
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: 30/04/2024 15:27

878 High Street, Armadale Vic 3143



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Property Type: House
Land Size: 1114 sqm approx
Agent Comments

Indicative Selling Price
\$12,500,000 - \$13,750,000
Median House Price
Year ending March 2024: \$2,568,000

Comparable Properties



25 Linlithgow Rd TOORAK 3142 (VG)

Agent Comments

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Price: \$14,350,000
Method: Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 1525 sqm approx



31 Stonnington PI TOORAK 3142 (REI)

Agent Comments

 4  5  4

Price: \$12,400,000
Method: Private Sale
Date: 20/01/2024
Property Type: House
Land Size: 997 sqm approx

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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