

# 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 G16/881 High Street, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$465,000

### Median sale price

Median price \$715,000

Property Type Unit

Suburb Armadale

Period - From 01/01/2024

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	7/26 Denbigh Rd ARMADALE 3143	\$488,000	28/11/2023
2	1/26 Denbigh Rd ARMADALE 3143	\$452,000	09/12/2023
3	7/54 Sutherland Rd ARMADALE 3143	\$420,000	01/12/2023

**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:

13/05/2024 10:37



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$465,000  
**Median Unit Price**  
March quarter 2024: \$715,000

## Comparable Properties



7/26 Denbigh Rd ARMADALE 3143 (REI/VG)

**Agent Comments**



**Price:** \$488,000  
**Method:** Private Sale  
**Date:** 28/11/2023  
**Property Type:** Apartment



1/26 Denbigh Rd ARMADALE 3143 (REI/VG)

**Agent Comments**



**Price:** \$452,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** Unit



7/54 Sutherland Rd ARMADALE 3143 (REI/VG)

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** Apartment