

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

UNIT 102/959 HIGH STREET, ARMADALE, VIC 3143

Indicative selling price

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

Single price

\$1,900,000

or range between

&

Median sale price

Median price

\$693,542

Property Type

Unit

Suburb

ARMADALE

Period - From

14/02/2023

to

14/02/2024

Source

CoreLogic

Comparable property sales

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

1/31 KOORYONG ROAD ARMADALE VIC 3143	\$1,420,000	03/01/2024
4 PERIWINKLE PLACE ARMADALE VIC 3143	\$1,640,000	22/12/2023
5/23 MERCER ROAD ARMADALE VIC 3143	\$1,731,000	26/08/2023

This Statement of Information was prepared on: 13/02/2024