

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

106/959 High Street, Armadale Vic 3143

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	3/525 High St PRAHRAN 3181	\$1,770,000	21/10/2024
2	104/18 Spring Rd MALVERN 3144	\$2,200,000	12/10/2024
3	7/676 Toorak Rd MALVERN 3144	\$2,225,000	13/08/2024

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:

30/10/2024 13:01



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median Unit Price

Year ending September 2024: \$692,500

Comparable Properties



3/525 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,770,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment



104/18 Spring Rd MALVERN 3144 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 12/10/2024

Property Type: Apartment



7/676 Toorak Rd MALVERN 3144 (REI)

Agent Comments



Price: \$2,225,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999