

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode 206/959 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 \$850,000

#### Median sale price

Median price \$532,000 House  Unit  Suburb or locality Armadale

Period - From 01/01/2019 to 31/03/2019 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	601/7 Evergreen Mews ARMADALE 3143	\$870,000	16/12/2017
2	209/1 Evergreen Mews ARMADALE 3143	\$860,000	09/01/2018
3	207/881 High St ARMADALE 3143	\$832,500	12/01/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



2   2   2

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

**Indicative Selling Price**  
\$850,000  
**Median Unit Price**  
March quarter 2019: \$532,000

## Comparable Properties

601/7 Evergreen Mews ARMADALE 3143 (VG)   **Agent Comments**

2   -   -

**Price:** \$870,000  
**Method:** Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

209/1 Evergreen Mews ARMADALE 3143 (VG)   **Agent Comments**

2   -   -

**Price:** \$860,000  
**Method:** Sale  
**Date:** 09/01/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



207/881 High St ARMADALE 3143 (REI/VG)   **Agent Comments**

2   2   2

**Price:** \$832,500  
**Method:** Private Sale  
**Date:** 12/01/2018  
**Rooms:** 3  
**Property Type:** Apartment