#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	106/960 High Street, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000	&	\$945,000
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#### Median sale price

Median price	\$655,000	Pro	perty Type	Jnit		Suburb	Armadale
Period - From	01/04/2024	to	31/03/2025	;	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

Aut	areas or comparable property	1 1100	Date of Sale
1	102/3 Evergreen Mews ARMADALE 3143	\$940,000	20/05/2025
2	4/1 Norfolk PI MALVERN 3144	\$915,000	07/05/2025
3	1/868 High St ARMADALE 3143	\$930,000	02/04/2025

#### 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:	02/06/2025 16:26



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$900,000 - \$945,000 Median Unit Price Year ending March 2025: \$655,000

## Comparable Properties



102/3 Evergreen Mews ARMADALE 3143 (REI)

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2

6

**3** 2

Price: \$940,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: Apartment

**Agent Comments** 



4/1 Norfolk PI MALVERN 3144 (REI)

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2



a) 2

**Agent Comments** 

Price: \$915,000 Method: Private Sale Date: 07/05/2025

Property Type: Apartment

1/868 High St ARMADALE 3143 (REI)

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2

Price: \$930,000 Method: Private Sale Date: 02/04/2025

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Agent Comments

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000





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