

# 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 204/881 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 \$575,000

### Median sale price

Median price \$675,000 Property Type Apartment Suburb Armadale (3143)

Period - From 01/06/2020 to 31/05/2021 Source Corelogic

### Comparable property sales

**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
14/844 MALVERN ROAD, ARMADALE VIC 3143	\$575,000	20/05/2021
2/41 KOOYONG ROAD, ARMADALE VIC 3143	\$606,250	06/05/2021
17/844 MALVERN ROAD, ARMADALE VIC 3143	\$626,500	25/03/2021

This Statement of Information was prepared on: 21/06/2021