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	791 High Street, Armadale Vic 3143

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,463,000 Property Type House Suburb Armadale

Period - From 01/07/2023 to 30/06/2024 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	42a Packington St PRAHRAN 3181	$1,800,000	23/07/2024
2	66 Armadale St ARMADALE 3143	$1,725,000	15/06/2024
3			

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: 01/10/2024 09:36



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Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2024: $2,463,000

Comparable Properties



42a Packington St PRAHRAN 3181 (REI/VG)

3 2 2

Agent Comments

Price: $1,800,000
Method: Private Sale
Date: 23/07/2024
Property Type: House (Res)
Land Size: 177 sqm approx



66 Armadale St ARMADALE 3143 (REI/VG)

3 2 1

Agent Comments

Price: $1,725,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 131 sqm approx

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.

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