

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

1-28/959 High Street, Armadale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Car – GROUP A	\$	Or range between	\$995,000	&	\$1,070,000
2 Bed, 2 Bath, 1 Car – GROUP B	\$	Or range between	\$1,100,000	&	\$1,200,000
2 Bed, 2 Bath, 1 Car – GROUP C	\$	Or range between	\$1,225,000	&	\$1,290,000
3 Bed, 2 Bath, 2 Car – GROUP D	\$	Or range between	\$1,350,000	&	\$1,485,000
2 Bed, 2 Bath, 1 Car – GROUP E	\$1,456,000	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Car – GROUP F	\$1,495,000	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Car – GROUP G		Or range between	\$1,688,000	&	\$1,750,000
2 Bed, 2 Bath, 2 Car – GROUP H	\$1,690,000	Or range between	\$	&	\$
3 Bed, 3 Bath, 2 Car – GROUP I	\$1,850,000	Or range between			
3 Bed, 3 Bath, 3 Car – GROUP J	\$2,600,000	Or range between			
3 Bed, 3 Bath, 3 Car – GROUP K	\$2,995,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$663,000

Suburb

Armadale

Period - From

1/1/2017

To

31/12/2017

Source

REIV

Comparable property sales

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP G	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP H	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP I	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP J	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP K	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months
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