

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address VITAE, 1-14 /563 Dandenong Rd, Armadale

### Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
GROUP A - 1 Bed, 1 Bath, 1 Carpark	\$*640,000	Or range between	\$*		\$
GROUP B - 2 Bed, 2 Bath, 1 Carpark	\$*	Or range between	\$*850,000		\$895,000
GROUP C - 2 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*915,000		\$995,000
GROUP D - 2 Bed, 2 Bath, 2 Carpark	\$*1,095,000	Or range between	\$*		\$
GROUP E - 3 Bed, 2 Bath, 2 Carpark	\$*1,350,000	Or range between	\$*		\$
GROUP F - 3 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*1,530,000		\$1,580,000

### Suburb unit median sale price

Median price \$715,000

Suburb Armadale

Period - From 14/10/2020

To 13/10/2021

Source REIV

### Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE A	1. 3/6B Evergreen Mews ARMADALE 3143 VIC	\$625,000	15/04/2021
	2.		
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE B	1. 5/6 Hughenden Rd ST KILDA EAST 3183 VIC	\$830,500	16/05/2021
	2. 504/8a Evergreen Mews ARMADALE 3143 VIC	\$790,000	09/05/2021
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE C	1. 4/62 Wattletree Rd ARMADALE 3143 VIC	\$855,000	06/07/2021
	2. 2/31 Kooyong Rd CAULFIELD NORTH 3161 VIC	\$1,050,000	02/05/2021
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE D	1. 104/43 Balaclava Rd ST KILDA EAST 3183 VIC	\$1,132,400	09/07/2021
	2. 2/31 Kooyong Rd CAULFIELD NORTH 3161 VIC	\$1,050,000	02/05/2021
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE E	1. 4/8 St Aubins Av CAULFIELD NORTH 3161 VIC	\$1,250,000	01/08/2021
	2. 14/71 Denbigh Rd ARMADALE 3143 VIC	\$1,276,000	26/06/2021
	3. 104/56 Wattletree Rd ARMADALE 3143 VIC	\$1,315,000	08/05/2021

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE F	1. 1/6 Kinnoul Av CAULFIELD NORTH 3161 VIC	\$1,550,000	20/05/2021
	2. 10/6 St Aubins Av CAULFIELD NORTH 3161 VIC	\$1,730,000	20/05/2021
	3.		

This Statement of Information was prepared on:

14/10/2021 10:16