# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

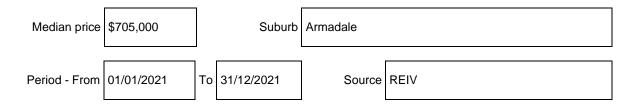
### Unit offered for sale

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

## Indicative selling price

Unit type or class	Single price	_	Lower price		Higher price
GROUP A - 2 Bed, 2 Bath, 1 Carpark	\$*890,000	Or range between	\$*	&	\$
GROUP B - 2 Bed, 2 Bath, 1 Carpark	\$*945,000	Or range between	\$*	&	\$
GROUP C - 2 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*1,050,000	&	\$1,140,000
GROUP D - 3 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*1,550,000	&	\$1,580,000

### Suburb unit median sale price



## **Comparable property sales**

Unit type or class	Address of comparable unit		Price	Date of sale
TYPE A	1.	402/4 Sydney St PRAHRAN 3181 VIC	\$930,000	29/11/2021
	2.	1/652 High St PRAHRAN 3181 VIC	\$975,000	27/11/2021
	3.	2/639 Inkerman Rd CAULFIELD NORTH 3161 VIC	\$975,000	07/10/2021



Unit type or class	Addres	s of comparable unit	Price	Date of sale
TYPE B	1.	125/14 Elizabeth St MALVERN 3144 VIC	\$995,000	17/02/2022
	2.	1/652 High St PRAHRAN 3181 VIC	\$975,000	27/11/2021
	3.	2/639 Inkerman Rd CAULFIELD NORTH 3161 VIC	\$975,000	07/10/2021

Unit type or class	Address of comparable unit		Price	Date of sale
	1.	5/15 Waiora Rd CAULFIELD NORTH 3161 VIC	\$1,200,000	21/03/2022
TYPE C	2.			
	3.			

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE D	1.		
	2.		
	3.		

This Statement of Information was prepared on:

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