

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

Median price \$705,000

Suburb Armadale

Period - From 01/01/2021

To 31/12/2021

Source REIV

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	Address 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
TYPE C	1. 5/15 Waiora Rd CAULFIELD NORTH 3161 VIC	\$1,200,000	21/03/2022
	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:

04/04/2022 16:29