



2 2 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/327 Dandenong Rd PRAHRAN 3181 (REI)**

Agent Comments

2 2 1

**Price:** \$681,000

**Method:** Auction Sale

**Date:** 26/11/2016

**Rooms:** 5

**Property Type:** Apartment



**101/323 Dandenong Rd PRAHRAN 3181 (REI)**

Agent Comments

2 2 2

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Apartment

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.

## 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

21/62 Wattletree Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$700,000

#### Median sale price

Median price

\$725,750

Unit

X

Suburb

Armadale

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

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.