

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

15/7 Wattletree Road, Armadale Vic 3143

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000

&

\$490,000

Median sale price

Median price \$631,500

House

Unit

X

Suburb Armadale

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/61 Kooyong Rd ARMADALE 3143	\$462,000	05/10/2017
2	3/22 Hunter St MALVERN 3144	\$470,000	31/05/2017
3	5/378 Inkerman St ST KILDA EAST 3183	\$480,000	11/10/2017

OR

- B*** 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.



2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

September quarter 2017: \$631,500

Comparable Properties



9/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 -

Price: \$462,000
Method: Private Sale
Date: 05/10/2017
Rooms: 4
Property Type: Apartment



3/22 Hunter St MALVERN 3144 (VG)

Agent Comments

2 - -

Price: \$470,000
Method: Sale
Date: 31/05/2017
Rooms: -
Property Type: Strata Unit/Flat



5/378 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: Apartment