

# 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

4/158-160 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 \$680,000 & \$740,000

### Median sale price

Median price \$692,500

Property Type Unit

Suburb Armadale

Period - From 01/01/2021

to 31/03/2021

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 | 4/2 Egerton Rd ARMADALE 3143      | \$747,000 | 28/05/2021   |
| 2 | 6/507 Dandenong Rd ARMADALE 3143  | \$699,500 | 17/04/2021   |
| 3 | 11/158 Wattletree Rd MALVERN 3144 | \$710,000 | 18/03/2021   |

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.~~

This Statement of Information was prepared on:

08/06/2021 14:32

4/158-160 Wattletree Road, Armadale Vic 3143

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

March quarter 2021: \$692,500



2 1 2

**Property Type:**

Agent Comments

## Comparable Properties



**4/2 Egerton Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$747,000

**Method:** Sold Before Auction

**Date:** 28/05/2021

**Property Type:** Apartment



**6/507 Dandenong Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 2

**Price:** \$699,500

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment

**11/158 Wattletree Rd MALVERN 3144 (VG)**

Agent Comments

2 - -

**Price:** \$710,000

**Method:** Sale

**Date:** 18/03/2021

**Property Type:** Strata Unit/Flat

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525