

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

303/56 WATTLETREE ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

Unit

Suburb

Armadale

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

4/11 WATTLETREE ROAD ARMADALE VIC 3143	\$1,220,000	29-Nov-23
203/75 UNION STREET ARMADALE VIC 3143	\$1,750,000	17-Aug-23
5/23 MERCER ROAD ARMADALE VIC 3143	\$1,731,000	26-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 14 December 2023



**4/11 WATLETREE ROAD
ARMADALE VIC 3143**

3 2 2

Sold Price ^{RS} **\$1,220,000** ^{UN} Sold Date **29-Nov-23**

Distance **0.3km**



**203/75 UNION STREET ARMADALE
VIC 3143**

3 2 2

Sold Price **\$1,750,000** Sold Date **17-Aug-23**

Distance **0.72km**



**5/23 MERCER ROAD ARMADALE
VIC 3143**

3 2 2

Sold Price ^{RS} **\$1,731,000** Sold Date **26-Aug-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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