## 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

10/7 Wattletree Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$539,000

#### Median sale price

Median price	\$715,000	Pro	perty Type Uni	t		Suburb	Armadale
Period - From	01/10/2024	to	31/12/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025
2	8/33 Fulton St ST KILDA EAST 3183	\$530,000	16/12/2024
3	18/14 The Avenue WINDSOR 3181	\$530,000	12/12/2024

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:

22/02/2025 16:27



10/7 Wattletree Road, Armadale Vic 3143





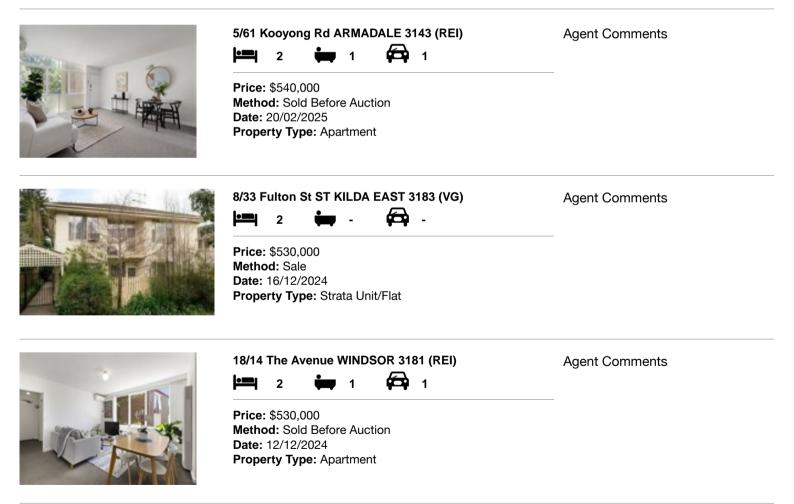


**Property Type:** Apartment Agent Comments

Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

> Indicative Selling Price \$539,000 Median Unit Price December quarter 2024: \$715,000

# **Comparable Properties**



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



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