

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 see consumer.vic.gov.au/underquoting

Single price \$539,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2024

to 31/12/2024

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	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



Property Type: Apartment
Agent Comments

Comparable Properties



5/61 Kooyong Rd ARMADALE 3143 (REI)

[Agent Comments](#)



Price: \$540,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Apartment



8/33 Fulton St ST KILDA EAST 3183 (VG)

[Agent Comments](#)



Price: \$530,000
Method: Sale
Date: 16/12/2024
Property Type: Strata Unit/Flat



18/14 The Avenue WINDSOR 3181 (REI)

[Agent Comments](#)



Price: \$530,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: Apartment