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

4/35 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$685,000		&		\$745,000					
Median sale p	rice									
Median price	\$722,500	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	07/11/2023	to	06/11/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	5/25 Kooyong Rd ARMADALE 3143	\$720,000	25/09/2024
2	103/7 Kooyong Rd ARMADALE 3143	\$725,000	25/06/2024
3	7/35 Wattletree Rd ARMADALE 3143	\$710,000	22/05/2024

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:

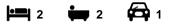
07/11/2024 12:58



4/35 Wattletree Road, Armadale Vic 3143

WHIJEFOX

Joseph Falso



Property Type: Apartment Agent Comments

0401 836 149 joseph@whitefoxrealestate.com.au

Indicative Selling Price \$685,000 - \$745,000 Median Unit Price 07/11/2023 - 06/11/2024: \$722,500

Comparable Properties



5/25 Kooyong Rd ARMADALE 3143 (REI)



Price: \$720,000 Method: Private Sale Date: 25/09/2024 Property Type: Unit Agent Comments



103/7 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$725,000 Method: Private Sale Date: 25/06/2024 Property Type: Unit



7/35 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$710,000 Method: Private Sale Date: 22/05/2024 Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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