

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$685,000 & \$745,000

### Median sale price

Median price \$722,500 Property Type Unit Suburb Armadale

Period - From 07/11/2023 to 06/11/2024 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	5/25 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

Joseph Falso  
0401 836 149  
joseph@whitefoxrealestate.com.au



2   2   1

**Property Type:** Apartment

**Agent Comments**

**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)**

**Agent Comments**

2   2   1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** Unit



**103/7 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** Unit



**7/35 Wattletree Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** Apartment

**Account - Whitefox Real Estate** | P: 96459699



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