

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15/94-98 WATTLETREE ROAD, ARMADALE, VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$995,000

Median sale price

Median price

\$537,500

Property type

Unit

Suburb

ARMADALE

Period

01 December 2024 to 28 February 2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/29A HAMPDEN RD, ARMADALE, VIC 3143	\$1,068,000	28/11/2024
402/6B EVERGREEN MEWS, ARMADALE, VIC 3143	\$965,000	26/02/2025
4/1 MAYFIELD AVE, MALVERN, VIC 3144	\$985,000	27/10/2024

This Statement of Information was prepared on:

14/04/2025