

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 7/31-33 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$712,000 House Unit X Suburb Armadale

Period - From 01/04/2018 to 30/06/2018 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	8/20 Kooyong Rd CAULFIELD NORTH 3161	\$648,000	14/10/2018
2	3/31 Wattletree Rd ARMADALE 3143	\$630,000	06/10/2018
3	1/844 Malvern Rd ARMADALE 3143	\$615,000	30/05/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/20 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$648,000

Method: Auction Sale

Date: 14/10/2018

Rooms: 3

Property Type: Apartment



3/31 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Apartment



1/844 Malvern Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 30/05/2018

Rooms: 3

Property Type: Apartment