

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

3/42 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$700,000 House Unit X Suburb Armadale

Period - From 01/01/2018 to 31/03/2018 Source REIV

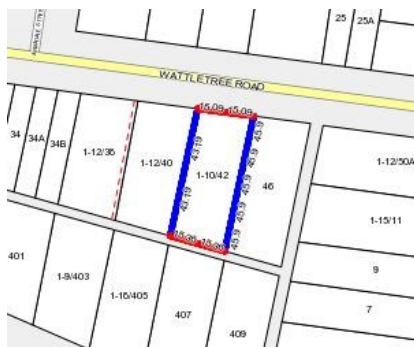
Comparable property sales (*Delete A or B below as applicable)

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	7/47 Kooyong Rd ARMADALE 3143	\$329,500	26/02/2018
2	21/43 Grandview Gr PRAHRAN 3181	\$365,000	02/01/2018
3	9/42 Wattletree Rd ARMADALE 3143	\$385,000	28/10/2017

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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



7/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$329,500

Method: Private Sale

Date: 26/02/2018

Rooms: -

Property Type: Apartment



21/43 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 02/01/2018

Rooms: 3

Property Type: Apartment



9/42 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$385,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment