

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

14/158 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Armadale

Period - From 25/10/2023 to 24/10/2024 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 | 9/158-160 Wattletree Rd MALVERN 3144 | \$765,000 | 29/08/2024 |
| 2 | 2/1571 Malvern Rd GLEN IRIS 3146 | \$770,000 | 24/07/2024 |
| 3 | 1/56 Sutherland Rd ARMADALE 3143 | \$785,000 | 13/07/2024 |

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:

25/10/2024 10:03



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

25/10/2023 - 24/10/2024: \$720,000

Comparable Properties



9/158-160 Wattletree Rd MALVERN 3144 (REI) Agent Comments



Price: \$765,000

Method: Private Sale

Date: 29/08/2024

Property Type: Apartment



2/1571 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

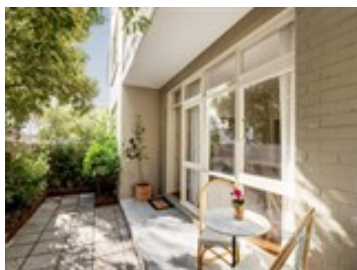


Price: \$770,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment



1/56 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Apartment