

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 6/53 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$622,000 House Unit X Suburb Armadale

Period - From 01/10/2017 to 31/12/2017 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	9/42 Wattletree Rd ARMADALE 3143	\$385,000	28/10/2017
2	4/597 Orrong Rd ARMADALE 3143	\$380,000	01/12/2017
3	21/43 Grandview Gr PRAHRAN 3181	\$365,000	02/01/2018

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.



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Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

December quarter 2017: \$622,000

Comparable Properties



9/42 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment



4/597 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$380,000

Method: Private Sale

Date: 01/12/2017

Rooms: 2

Property Type: Apartment



21/43 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$365,000

Method: Private Sale

Date: 02/01/2018

Rooms: 3

Property Type: Apartment