

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

17/236 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

\$720,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2022

to

31/12/2022

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	4/42 Wattletree Rd ARMADALE 3143	\$355,000	05/10/2022
2	12/5-7 Ascot St MALVERN 3144	\$370,000	26/10/2022
3	15/11-13 Llaneast St ARMADALE 3143	\$387,500	23/02/2023

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:

02/03/2023 12:22

17/236 Wattletree Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

December quarter 2022: \$720,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/42 Wattletree Rd ARMADALE 3143 (REI/VG) **Agent Comments**

1 1 1

Price: \$355,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment



12/5-7 Ascot St MALVERN 3144 (REI) **Agent Comments**

1 1 1

Price: \$370,000

Method: Sold Before Auction

Date: 26/10/2022

Property Type: Apartment



15/11-13 Llaneast St ARMADALE 3143 (REI) **Agent Comments**

1 1 1

Price: \$387,500

Method: Sold Before Auction

Date: 23/02/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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