

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 36/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$445,000 & \$485,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 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	2/1 Marne St ST KILDA EAST 3183	\$447,500	18/12/2024
2	1/39 Tooronga Rd MALVERN EAST 3145	\$445,000	14/12/2024
3	203/58 Kambrook Rd CAULFIELD NORTH 3161	\$450,000	09/12/2024

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: 06/02/2025 10:54



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$445,000 - \$485,000

Median Unit Price

December quarter 2024: \$715,000

Comparable Properties



2/1 Marne St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2
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 1

Price: \$447,500

Method: Private Sale

Date: 18/12/2024

Property Type: Unit



1/39 Tooronga Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$445,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Apartment



203/58 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$450,000

Method: Private Sale

Date: 09/12/2024

Property Type: Apartment

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