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 betweer	n \$445,000		&		\$485,000				
Median sale price									
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress 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









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) 2 1 1 1 1 Price: \$447,500 Method: Private Sale Date: 18/12/2024 Property Type: Unit	Agent Comments
1/39 Tooronga Rd MALVERN EAST 3145 (REI/VG) 1 1 Price: \$445,000 Method: Auction Sale Date: 14/12/2024 Property Type: Apartment	Agent Comments
203/58 Kambrook Rd CAULFIELD NORTH 3161 (REI) 2 1 1 1 Price: \$450,000 Method: Private Sale Date: 09/12/2024 Property Type: Apartment	Agent Comments

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



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