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

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$499,000

Median sale price

Median price	\$692,500	Pro	perty Type Unit	t		Suburb	Armadale
Period - From	01/10/2023	to	30/09/2024	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	401/8e Evergreen Mews ARMADALE 3143	\$480,000	29/11/2024
2	29/62 Wattletree Rd ARMADALE 3143	\$485,000	23/09/2024
3	601/8c Evergreen Mews ARMADALE 3143	\$500,000	16/09/2024

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:

16/12/2024 10:23



36/62 Wattletree Road, Armadale Vic 3143



Andrew James





Property Type: Apartment Agent Comments

03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$499,000 **Median Unit Price** Year ending September 2024: \$692,500

Comparable Properties



1 1

Method: Private Sale Date: 29/11/2024 Property Type: Apartment

29/62 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

Agent Comments



Price: \$485,000 Method: Private Sale Date: 23/09/2024 Property Type: Apartment

601/8c Evergreen Mews ARMADALE 3143 (REI/VG)



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Agent Comments

Price: \$500,000 Method: Private Sale Date: 16/09/2024 Property Type: Apartment

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



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