

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

3/38 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$930,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2022

to 30/09/2022

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	7/28 Mcarthur St MALVERN 3144	\$495,000	30/09/2022
2	5/14 Finlayson St MALVERN 3144	\$510,000	17/08/2022
3	12A/11 Cheel St ARMADALE 3143	\$525,000	08/10/2022

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:

12/01/2023 12:44

3/38 Wattletree Road, Armadale Vic 3143



Walter Summons

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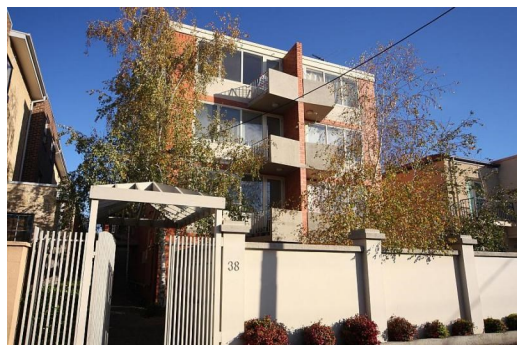
walter.summons@belleproperty.com

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

September quarter 2022: \$930,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/28 Mcarthur St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 30/09/2022

Property Type: Apartment



5/14 Finlayson St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 17/08/2022

Property Type: Apartment



12A/11 Cheel St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Apartment

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



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