

# 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 7/35 Wattletree Road, Armadale, VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$699,500

### Median sale price

Median price \$705,000 Property Type Apartment Suburb Armadale (3143)

Period - From 01/04/2023 to 31/03/2024 Source CoreLogic

### Comparable property sales

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
30/62 WATTLETREE ROAD ARMADALE VIC 3143	\$760,000	02/12/2023
7/13-15 ARMADALE STREET ARMADALE VIC 3143	\$720,000	24/02/2024
10/31-33 Armadale Street Armadale	\$690,000	22/11/2023

This Statement of Information was prepared on: 29/04/2024