Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/60 Wattletree Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,140,000

Median sale price

Median price	\$2,992,500	Pro	perty Type	House		Suburb	Armadale
Period - From	01/07/2021	to	30/09/2021		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

1	20 Norfolk Pl MALVERN 3144	\$1,202,000	03/12/2021
2	1/569 High St PRAHRAN 3181	\$1,200,000	24/11/2021
3	10/10 Hopetoun Rd TOORAK 3142	\$1,056,000	27/11/2021

OR

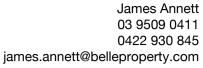
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/12/2021 13:35



Date of sale





Indicative Selling Price \$1,140,000 **Median House Price**

September quarter 2021: \$2,992,500



Property Type: Apartment **Agent Comments**

Comparable Properties



20 Norfolk PI MALVERN 3144 (REI)





Price: \$1,202,000 Method: Private Sale Date: 03/12/2021 Property Type: House **Agent Comments**



1/569 High St PRAHRAN 3181 (REI)





Price: \$1,200,000 Method: Private Sale Date: 24/11/2021 Property Type: House Agent Comments



10/10 Hopetoun Rd TOORAK 3142 (REI)





Price: \$1,056,000 Method: Auction Sale Date: 27/11/2021

Property Type: Apartment

Agent Comments

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



