

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

3/60 Wattletree Road, Armadale Vic 3143

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

Property 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	Price	Date of sale
1	20 Norfolk PI 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

3/60 Wattletree Road, Armadale Vic 3143

James Annett

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Indicative Selling Price

\$1,140,000

Median House Price

September quarter 2021: \$2,992,500



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



20 Norfolk PI MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$1,202,000

Method: Private Sale

Date: 03/12/2021

Property Type: House



1/569 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,200,000

Method: Private Sale

Date: 24/11/2021

Property Type: House



10/10 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$1,056,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment

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