

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	3/31 Wattletree Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$712,000	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

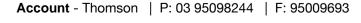
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 5/38 Northcote Rd ARMADALE 3143 \$660,000 31/05/2018 2 7/43 Armadale St ARMADALE 3143 \$630,000 19/05/2018

OR

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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.







11/8-10 Sutherland Rd ARMADALE 3143

\$627,500

16/05/2018

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Property Type: Flat **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** June quarter 2018: \$712,000

Comparable Properties



5/38 Northcote Rd ARMADALE 3143 (REI/VG)

-2

Price: \$660.000 Method: Private Sale Date: 31/05/2018 Rooms: 4

Property Type: Apartment

Agent Comments



7/43 Armadale St ARMADALE 3143 (REI/VG)

-2





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Price: \$630,000 Method: Auction Sale Date: 19/05/2018 Rooms: 4

Property Type: Unit

Agent Comments



11/8-10 Sutherland Rd ARMADALE 3143 (VG)



Price: \$627,500 Method: Sale Date: 16/05/2018

Rooms: -

-- 2

Property Type: Strata Unit/Flat

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693





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