

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

3/31 Wattletree Road, Armadale Vic 3143

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

House

Unit

X

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
3	11/8-10 Sutherland Rd ARMADALE 3143	\$627,500	16/05/2018

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.



Rooms:
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) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 31/05/2018
Rooms: 4
Property Type: Apartment



7/43 Armadale St ARMADALE 3143 (REI/VG) **Agent Comments**



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



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



Price: \$627,500
Method: Sale
Date: 16/05/2018
Rooms: -
Property Type: Strata Unit/Flat