

# 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

4/7 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 \$559,000

### Median sale price

Median price \$597,750

Property Type Unit

Suburb Armadale

Period - From 01/07/2024

to 30/09/2024

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	107/1228 Malvern Rd MALVERN 3144	\$540,000	13/11/2024
2	14/14 Newry St WINDSOR 3181	\$560,000	09/11/2024
3	6/386 Inkerman St ST KILDA EAST 3183	\$550,000	04/11/2024

**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:

09/12/2024 09:20



2   1   0

**Property Type:** Apartment

Agent Comments

## Comparable Properties



107/1228 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2   1   1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** Apartment



14/14 Newry St WINDSOR 3181 (REI)

Agent Comments

2   1   1

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Apartment



6/386 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2   1   1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 04/11/2024

**Property Type:** Apartment