## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4/7 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 \$559,000

### Median sale price

Median price	\$597,750	Pro	perty 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

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 comparableproperties 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





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**Indicative Selling Price** \$559,000 **Median Unit Price** September quarter 2024: \$597,750



Property Type: Apartment

**Agent Comments** 

# Comparable Properties



107/1228 Malvern Rd MALVERN 3144 (REI)

Price: \$540,000 Method: Private Sale Date: 13/11/2024

Property Type: Apartment

**Agent Comments** 



14/14 Newry St WINDSOR 3181 (REI)





**Agent Comments** 

Price: \$560,000 Method: Auction Sale Date: 09/11/2024

Property Type: Apartment



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



Price: \$550,000 Method: Private Sale Date: 04/11/2024

Property Type: Apartment

**Agent Comments** 

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





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