

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

3/40 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$860,000

&

\$910,000

Median sale price

Median price \$692,250

Property Type Unit

Suburb Armadale

Period - From 01/10/2020

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	1/18 Mercer Rd ARMADALE 3143	\$912,000	19/06/2021
2	2/1b Lewisham Rd WINDSOR 3181	\$890,000	13/05/2021
3	9/68 Denbigh Rd ARMADALE 3143	\$890,000	09/06/2021

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:

20/10/2021 12:47



2
 2
 2

Rooms: 4

Property Type: Apartment

Land Size: 128 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$910,000

Median Unit Price

Year ending September 2021: \$692,250

Comparable Properties



1/18 Mercer Rd ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 2

Price: \$912,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit



2/1b Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$890,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Apartment



9/68 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 1

Price: \$890,000

Method: Sold Before Auction

Date: 09/06/2021

Property Type: Apartment

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