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

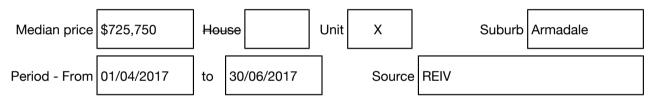
29/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between	\$410,000	&	\$450,000

Median sale price



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	11/5 Warner St MALVERN 3144	\$456,000	06/05/2017
2	10/581 Orrong Rd ARMADALE 3143	\$440,000	08/03/2017
3	224/14 Elizabeth St MALVERN 3144		01/07/2017

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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525

propertydata

Generated: 12/09/2017 14:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> **Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** June guarter 2017: \$725,750

Comparable Properties





Property Type: Apartment

224/14 El	(REI) Agent Cor	m	
	i 1 🔂 1	Sold for \$4	1

nments Sold for \$415,000

Price: Method: Private Sale Date: 01/07/2017 Rooms: 2 Property Type: Apartment

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525

Generated: 12/09/2017 14:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



