

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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotingRange between &

Median sale price

Median price	<input type="text" value="\$725,750"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Armadale"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	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.



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Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



11/5 Warner St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$456,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Apartment



10/581 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 08/03/2017

Rooms: -

Property Type: Apartment



224/14 Elizabeth St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price:

Method: Private Sale

Date: 01/07/2017

Rooms: 2

Property Type: Apartment

Sold for \$415,000