

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

25/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$666,250 Property Type Unit Suburb Armadale

Period - From 01/01/2022 to 31/03/2022 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	6/32 Williams Rd PRAHRAN 3181	\$558,000	29/03/2022
2	506/7 Evergreen Mews ARMADALE 3143	\$570,000	28/02/2022
3			

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:

16/06/2022 16:36



Property Type: Strata Unit/Flat
Agent Comments

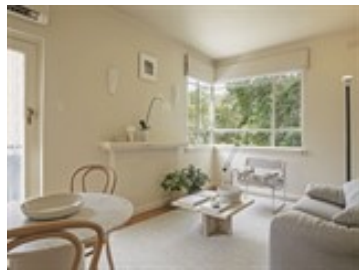
Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2022: \$666,250

Comparable Properties



6/32 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$558,000

Method: Sold Before Auction

Date: 29/03/2022

Property Type: Apartment

506/7 Evergreen Mews ARMADALE 3143 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 28/02/2022

Property Type: Strata Unit/Flat

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.