Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/38 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	umer.vic.gc	ov.au/	underquot	ting		
Range betweer	\$340,000		&		\$360,000			
Median sale p	rice							
Median price	\$685,000	Pro	perty Type	Unit			Suburb	Armadale
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/3 Sebastopol St ST KILDA EAST 3183	\$355,000	26/04/2024
2	1/28 Lewisham Rd WINDSOR 3181	\$340,000	19/04/2024
3	8/7 Cardigan St ST KILDA EAST 3183	\$336,000	05/04/2024

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:

28/05/2024 09:51









Rooms: 2 Property Type: Apartment Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$340,000 - \$360,000 Median Unit Price Year ending March 2024: \$685,000

Comparable Properties



1/3 Sebastopol St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$355,000 Method: Private Sale Date: 26/04/2024 Property Type: Apartment

Agent Comments





Price: \$340,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

8/7 Cardigan St ST KILDA EAST 3183 (REI)

1/28 Lewisham Rd WINDSOR 3181 (REI)



Agent Comments



Price: \$336,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

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





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