

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 6/38 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Armadale

Period - From 01/04/2023 to 31/03/2024 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 | 1/3 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

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



1/28 Lewisham Rd WINDSOR 3181 (REI) Agent Comments



Price: \$340,000

Method: Private Sale

Date: 19/04/2024

Property Type: Unit



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



Price: \$336,000

Method: Private Sale

Date: 05/04/2024

Property Type: Apartment