

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

G04/54 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2022

to

31/12/2022

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	18/881 High St ARMADALE 3143	\$940,000	19/10/2022
2	6/25 Kooyong Rd ARMADALE 3143	\$945,000	15/08/2022
3	7/11-13 Wattletree Rd ARMADALE 3143	\$998,000	06/08/2022

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:

19/01/2023 18:01



Property Type: Apartment

Agent Comments

Comparable Properties



18/881 High St ARMADALE 3143 (REI/VG)

Agent Comments

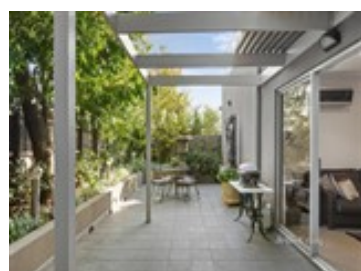


Price: \$940,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment



6/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 15/08/2022

Property Type: Apartment



7/11-13 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$998,000

Method: Auction Sale

Date: 06/08/2022

Property Type: Apartment