

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

27/60 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2021

to

30/06/2022

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	601/5 Evergreen Mews ARMADALE 3143	\$762,000	21/06/2022
2	22/60 Wattletree Rd ARMADALE 3143	\$738,000	25/08/2022
3	11/153-163 Hawthorn Rd CAULFIELD NORTH 3161	\$725,000	20/08/2022

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:

13/09/2022 14:00



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending June 2022: \$655,000

Comparable Properties

601/5 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

2 2 2

Price: \$762,000

Method: Private Sale

Date: 21/06/2022

Property Type: Apartment



22/60 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$738,000

Method: Private Sale

Date: 25/08/2022

Property Type: Apartment



11/153-163 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 2

Price: \$725,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Apartment