

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

3/60 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$1,119,000

Median sale price

Median price

\$810,500

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2020

to

31/03/2020

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	2/13 Erica Av GLEN IRIS 3146	\$1,130,500	07/05/2020
2	204/1457 High St GLEN IRIS 3146	\$1,100,000	08/05/2020
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:

09/07/2020 17:13

3/60 Wattletree Road, Armadale Vic 3143

James Annett

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Indicative Selling Price

\$1,119,000

Median Unit Price

March quarter 2020: \$810,500



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



2/13 Erica Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$1,130,500

Method: Private Sale

Date: 07/05/2020

Property Type: Apartment



204/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 08/05/2020

Property Type: Apartment

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.

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