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 |
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|--|

Single price \$1,119,000

Median sale price

| Median price | \$810,500 | Pro | perty Type Uni | t | Suburb | Armadale |
|---------------|------------|-----|----------------|------|---------|----------|
| Period - From | 01/01/2020 | to | 31/03/2020 | Sour | ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress 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









Property Type: Apartment Agent Comments

James Annett 9509 0411 0422 930 845 jannett@hockingstuart.com.au

Indicative Selling Price \$1,119,000 Median Unit Price March quarter 2020: \$810,500

Comparable Properties



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



Price: \$1,130,500 Method: Private Sale Date: 07/05/2020 Property Type: Apartment Agent Comments



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

Agent Comments



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.