

# 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

2/70 Wattletree Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$920,000

### Median sale price

Median price \$744,000 Property Type Unit Suburb Armadale

Period - From 24/04/2023 to 23/04/2024 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	2/18 Mercer Rd ARMADALE 3143	\$920,000	15/07/2023
2	1/12a Spring Rd MALVERN 3144	\$899,000	11/11/2023
3	201/1196 High St ARMADALE 3143	\$875,000	08/09/2023

**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:

24/04/2024 15:45

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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$840,000 - \$920,000  
**Median Unit Price**  
24/04/2023 - 23/04/2024: \$744,000

## Comparable Properties



**2/18 Mercer Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 15/07/2023  
**Property Type:** Unit



**1/12a Spring Rd MALVERN 3144 (REI/VG)**

**Agent Comments**



**Price:** \$899,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Apartment



**201/1196 High St ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** Apartment

**Account - Whitefox Real Estate** | P: 96459699



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