



## Statement of Information


Sections 47AF of the Estate Agents Act 1980

**7/38 Wattletree Road,  
ARMADALE 3143**

Unit

  
2 beds

  
1 baths

  
2 parking

### Indicative selling price

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

**Range \$475,000 - \$499,000**

### Median sale price

Median **Unit** for **ARMADALE** for period **Oct 2017 - Oct 2017**

Sourced from **Realestate.com.au**.

**\$678,000**

### Comparable property sales

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 the most comparable to the property for sale.

**16/74 Denbigh Road,**  
Armadale 3143

**Price \$486,000** Sold 22 July  
2017

**7/7 Wattletree road,**  
Armadale 3143

**Price \$505,000** Sold 22 April  
2017

**8/15 Egerton Road,**  
Armadale 3143

**Price \$492,000** Sold 13 April  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

### Contact agents



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real  
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