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

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price	$700,000	~~House~~		Unit	X	Suburb	Armadale
Period - From	01/01/2018	to	31/03/2018	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	1/440 Dandenong Rd CAULFIELD NORTH 3161	$985,000	27/03/2018
2	4/51 Wattletree Rd ARMADALE 3143	$1,025,000	04/04/2018
3	503/590 Orrong Rd ARMADALE 3143	$1,107,500	05/04/2018

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.~~

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.

3/60 Wattletree Road, Armadale Vic 3143

hockingstuart

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

3 2 2

Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
March quarter 2018: $700,000

Comparable Properties

1/440 Dandenong Rd CAULFIELD NORTH 3161 (REI)

3 1 1

Price: $985,000
Method: Private Sale
Date: 27/03/2018
Rooms: 4
Property Type: Apartment

Agent Comments

4/51 Wattletree Rd ARMADALE 3143 (REI)

2 1 2

Price: $1,025,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Apartment

Agent Comments

503/590 Orrong Rd ARMADALE 3143 (REI)

2 2 1

Price: $1,107,500
Method: Private Sale
Date: 05/04/2018
Rooms: 3
Property Type: Apartment

Agent Comments

REIV propertydata.com.au

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.