

### 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

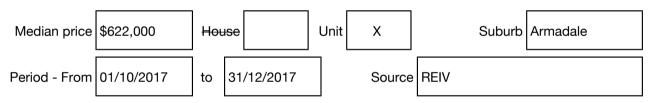
32/62 Wattletree Road, Armadale Vic 3143

#### Indicative selling price

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

Range between \$460,000	&	\$506,000
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#### Median sale price



#### 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.

Ade	dress of comparable property	Price	Date of sale
1	11/26 Denbigh Rd ARMADALE 3143	\$500,000	11/11/2017
2	13/56 Chatsworth Rd PRAHRAN 3181	\$497,000	23/09/2017
3	29/62 Wattletree Rd ARMADALE 3143	\$495,000	14/10/2017

#### 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.

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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.

## WE DELIVER ... Biggin Scott

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$460,000 - \$506,000 Median Unit Price December quarter 2017: \$622,000

## **Comparable Properties**



11/26 Denbigh Rd ARMADALE 3143 (REI)



Price: \$500,000 Method: Auction Sale Date: 11/11/2017 Rooms: 2 Property Type: Apartment Agent Comments



13/56 Chatsworth Rd PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$497,000 Method: Auction Sale Date: 23/09/2017 Rooms: 2 Property Type: Unit



29/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$495,000 Method: Auction Sale Date: 14/10/2017 Rooms: 2 Property Type: Apartment

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