

## 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

7/40 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 \$450,000

&amp;

\$495,000

**Median sale price**

Median price \$631,500

House

Unit

X

Suburb Armadale

Period - From 01/07/2017

to

30/09/2017

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	11/26 Denbigh Rd ARMADALE 3143	\$500,000	11/11/2017
2	29/62 Wattletree Rd ARMADALE 3143	\$495,000	14/10/2017
3	3/8 Airlie Av PRAHRAN 3181	\$480,000	04/10/2017

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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**Rooms:**

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

September quarter 2017: \$631,500

## Comparable Properties



**11/26 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments

1 1 1

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** 2

**Property Type:** Apartment



**29/62 Wattletree Rd ARMADALE 3143 (REI)**

Agent Comments

1 1 1

**Price:** \$495,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 2

**Property Type:** Apartment



**3/8 Airlie Av PRAHRAN 3181 (REI)**

Agent Comments

1 1 1

**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 04/10/2017

**Rooms:** -

**Property Type:** Apartment