

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

10/7 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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 | 11/61 Kooyong Rd ARMADALE 3143 | \$520,000 | 11/10/2024 |
| 2 | 6/11 Cheel St ARMADALE 3143 | \$547,500 | 30/08/2024 |
| 3 | 13/6 Karbarook Av PRAHRAN 3181 | \$520,000 | 03/08/2024 |

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:

19/11/2024 08:32



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



11/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 11/10/2024

Property Type: Apartment



6/11 Cheel St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$547,500

Method: Sold Before Auction

Date: 30/08/2024

Property Type: Apartment



13/6 Karbarook Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525