## 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 betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress 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



10/7 Wattletree Road, Armadale Vic 3143





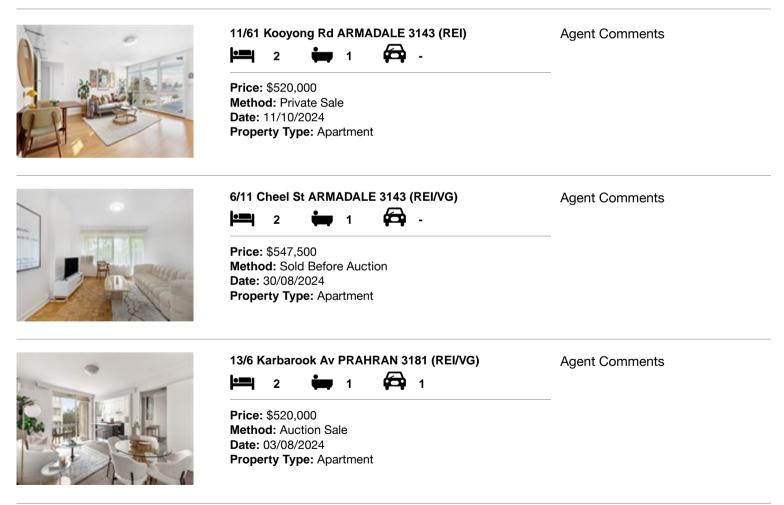


**Property Type:** Strata Unit/Flat Agent Comments

Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2024: \$692,500

# **Comparable Properties**



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



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