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

12/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$740,000		&		\$780,000			
Median sale pi	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	12/11/2023	to	11/11/2024		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.

Add	dress of comparable property	Price	Date of sale
1	23/62 Wattletree Rd ARMADALE 3143	\$786,000	08/11/2024
2	203/462 Dandenong Rd CAULFIELD NORTH 3161	\$770,000	08/09/2024
3	5/40 Wattletree Rd ARMADALE 3143	\$740,000	04/07/2024

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:

12/11/2024 10:57



12/62 Wattletree Road, Armadale Vic 3143







Property Type: Apartment Agent Comments

Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> Indicative Selling Price \$740,000 - \$780,000 Median Unit Price 12/11/2023 - 11/11/2024: \$720,000

Comparable Properties



Price: \$786,000

23/62 Wattletree Rd ARMADALE 3143 (REI)

Method: Private Sale Date: 08/11/2024 Property Type: Apartment

203/462 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2

Agent Comments

Agent Comments

Agent Comments



Price: \$770,000 Method: Private Sale Date: 08/09/2024 Property Type: Apartment

3



Price: \$740,000

5/40 Wattletree Rd ARMADALE 3143 (VG)

Method: Sale Date: 04/07/2024 Property Type: Strata Unit/Flat

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. 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.