# 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



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