

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 consumer.vic.gov.au/underquoting

Range between \$740,000 & \$780,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Armadale

Period - From 12/11/2023 to 11/11/2024 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	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



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



23/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$786,000

Method: Private Sale

Date: 08/11/2024

Property Type: Apartment



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

Agent Comments

3 2 2

Price: \$770,000

Method: Private Sale

Date: 08/09/2024

Property Type: Apartment



5/40 Wattletree Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 04/07/2024

Property Type: Strata Unit/Flat