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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