## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	29/62 Wattletree Road, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$489,000

### Median sale price

Median price \$760,000	Pro	pperty Type Uni	t	Sub	ourb	Armadale
Period - From 01/07/2023	to	30/06/2024	Soui	rce REI	V	

### 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

Address of comparable property		Price	Date of sale
1	402/8d Evergreen Mews ARMADALE 3143	\$490,000	20/06/2024
2	7/22 Derby St ARMADALE 3143	\$495,000	11/07/2024
3	11/3a Hughenden Rd ST KILDA EAST 3183	\$504,000	13/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/09/2024 09:41





Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$489,000 Median Unit Price Year ending June 2024: \$760,000



Property Type: Apartment
Agent Comments

# Comparable Properties



402/8d Evergreen Mews ARMADALE 3143

(REI)

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**A** 1

Price: \$490,000 Method: Private Sale Date: 20/06/2024

Property Type: Apartment

**Agent Comments** 



7/22 Derby St ARMADALE 3143 (REI/VG)

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**6** 

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Price: \$495,000 Method: Private Sale Date: 11/07/2024

Property Type: Apartment

**Agent Comments** 



11/3a Hughenden Rd ST KILDA EAST 3183

(REI)

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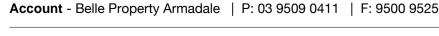
**-** 1

**6** 

Price: \$504,000 Method: Auction Sale Date: 13/07/2024

Property Type: Apartment

Agent Comments





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