

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 29/62 Wattletree Road, Armadale Vic 3143

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

Property Type Unit

Suburb Armadale

Period - From 01/07/2023

to 30/06/2024

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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties



402/8d Evergreen Mews ARMADALE 3143 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 20/06/2024

Property Type: Apartment



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

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 11/07/2024

Property Type: Apartment



11/3a Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$504,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Apartment