

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

10/42 WATTLETREE ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

12/23 KOORYONG ROAD ARMADALE VIC 3143	\$370,000	12-Jan-25
1/13 ARKLE STREET PRAHRAN VIC 3181	\$380,000	11-Apr-25
214/14 ELIZABETH STREET MALVERN VIC 3144	\$395,000	10-Feb-25

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 6 months.~~

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**12/23 KOOYONG ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price **\$370,000** Sold Date **12-Jan-25**

Distance **0.11km**



**1/13 ARKLE STREET PRAHRAN VIC
3181**

1 1 1

Sold Price **\$380,000** Sold Date **11-Apr-25**

Distance **1.57km**



**214/14 ELIZABETH STREET
MALVERN VIC 3144**

1 1 1

Sold Price **\$395,000** Sold Date **10-Feb-25**

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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