Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	11/40 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 \$669,000

Median sale price

Median price	\$655,000	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/51 Victoria Rd MALVERN 3144	\$670,000	26/04/2025
2	6/5 The Avenue WINDSOR 3181	\$660,000	22/03/2025
3	24/65 Station St MALVERN 3144	\$673,000	06/03/2025

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:	24/06/2025 18:45





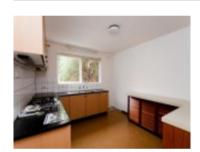
Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

> **Indicative Selling Price** \$669,000 **Median Unit Price** Year ending March 2025: \$655,000



Property Type: Apartment **Agent Comments**

Comparable Properties



5/51 Victoria Rd MALVERN 3144 (VG)

Price: \$670,000 Method: Sale

Date: 26/04/2025 Property Type: Flat/Unit/Apartment (Res) **Agent Comments**



6/5 The Avenue WINDSOR 3181 (REI/VG)







Agent Comments

Price: \$660,000 Method: Auction Sale Date: 22/03/2025

Property Type: Apartment



24/65 Station St MALVERN 3144 (REI/VG)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

Price: \$673,000 Method: Private Sale Date: 06/03/2025



Property Type: Apartment



Agent Comments



