

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

1/35 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Armadale

Period - From 01/10/2022

to 30/09/2023

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	4/641 Malvern Rd TOORAK 3142	\$745,000	04/10/2023
2	10/9 Kooyong Rd CAULFIELD NORTH 3161	\$730,000	30/08/2023
3	8/1 Gordon Gr MALVERN 3144	\$715,000	19/08/2023

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:

18/10/2023 10:37



Property Type:

Agent Comments

Comparable Properties



4/641 Malvern Rd TOORAK 3142 (REI)

Agent Comments

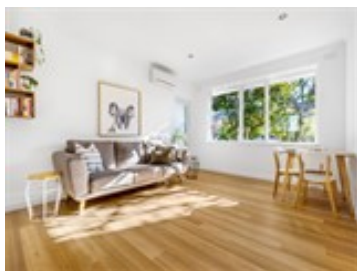


Price: \$745,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



10/9 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Unit



8/1 Gordon Gr MALVERN 3144 (REI/VG)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Unit