

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

11/77 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Armadale

Period - From 01/04/2023 to 31/03/2024 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	1/25 Clarence St MALVERN EAST 3145	\$395,000	18/03/2024
2	114/839 Dandenong Rd MALVERN EAST 3145	\$375,000	06/06/2024
3	2/2 Edgar St GLEN IRIS 3146	\$365,000	08/05/2024

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:

12/06/2024 15:30



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$395,000
Median Unit Price
Year ending March 2024: \$685,000

Comparable Properties



1/25 Clarence St MALVERN EAST 3145
(REI/VG)

Agent Comments



Price: \$395,000
Method: Sold Before Auction
Date: 18/03/2024
Property Type: Apartment



114/839 Dandenong Rd MALVERN EAST 3145
(REI)

Agent Comments



Price: \$375,000
Method: Auction Sale
Date: 06/06/2024
Property Type: Apartment



2/2 Edgar St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

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