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	12/60 Wattletree Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000 &	\$850,000
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Median sale price

Median price	\$683,750	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/01/2023	to	31/12/2023	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	1/35 Johnstone St MALVERN 3144	\$890,000	18/11/2023
2	402/881 High St ARMADALE 3143	\$872,000	11/12/2023
3	3/35 Johnstone St MALVERN 3144	\$861,000	23/11/2023

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:	28/02/2024 14:25





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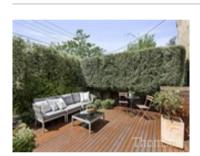
Indicative Selling Price \$790,000 - \$850,000 **Median Unit Price** Year ending December 2023: \$683,750





Property Type: Apartment **Agent Comments**

Comparable Properties



1/35 Johnstone St MALVERN 3144 (REI/VG)



Agent Comments Split over two levels

Price: \$890,000 Method: Auction Sale Date: 18/11/2023

Property Type: Townhouse (Res)



402/881 High St ARMADALE 3143 (REI)

Price: \$872,000

Date: 11/12/2023



Property Type: Apartment



Method: Private Sale

Agent Comments

2 bed, 2 bath with an outdoor area

3/35 Johnstone St MALVERN 3144 (REI/VG)







Price: \$861.000

Method: Sold Before Auction

Date: 23/11/2023 Property Type: Unit Agent Comments

Located within 2km, 2 bedrooms, 1 bath, 2 cars

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



