

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

12/60 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 to 31/12/2023 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	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 comparable properties 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

Nicholas Kaine
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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending December 2023: \$683,750



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Property Type: Apartment

Agent Comments

Comparable Properties



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

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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)

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Agent Comments

2 bed, 2 bath with an outdoor area

Price: \$872,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment



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

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Agent Comments

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

Price: \$861,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit