

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 12/92 Wattletree Road, Armadale, Vic 3143

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

## Median sale price

Median price \$760,000 Property type Apartment Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
2/496 Dandenong Road, Caulfield North, VIC 3161	\$586,600	22/09/2023
6/472 Dandenong Road, Caulfield North, VIC 3161	\$615,000	30/01/2024
404/881 High Street, Armadale, VIC 3143	\$620,000	03/10/2023

This Statement of Information was prepared on: 05/02/2024