

# 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 204/76 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 \$768,000 Property type Unit Suburb Armadale

Period - From 20/06/2023 to 19/06/2024 Source REIV

## Comparable property sales

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. 1 403/77 Hawthorn Rd CAULFIELD NORTH 3161	\$640,000	17/04/2024
2. 18/61 Kooyong Rd ARMADALE 3143	\$607,500	27/05/2024
3. 14/51 Kooyong Rd ARMADALE 3143	\$605,000	22/03/2024

This Statement of Information was prepared on: 20/06/2024