

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 26/60 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Armadale

Period - From 01/08/2022 to 31/07/2023 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	4/74 Alexandra St ST KILDA EAST 3183	\$844,000	23/03/2023
2	1/227 Alma Rd ST KILDA EAST 3183	\$830,000	13/05/2023
3	14/17 Irving Av PRAHRAN 3181	\$810,000	27/06/2023

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: 01/08/2023 12:22

Nicholas Kaine
95209000
0477555097
nkaine@bigginScott.com.au



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
01/08/2022 - 31/07/2023: \$690,000

Comparable Properties



4/74 Alexandra St ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: \$844,000
Method: Auction Sale
Date: 23/03/2023
Property Type: Apartment

Agent Comments

Located in St Kilda East, older style block with the same accommodation.



1/227 Alma Rd ST KILDA EAST 3183 (REI)

3 2 1

Price: \$830,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Apartment

Agent Comments

Located in St Kilda East, older style block with the same accommodation.



14/17 Irving Av PRAHRAN 3181 (REI)

3 1 1

Price: \$810,000
Method: Sold Before Auction
Date: 27/06/2023
Property Type: Apartment

Agent Comments

Located in Prahran, three bedrooms, 1 bathroom with parking.

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