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

30/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$790,000					
Median sale p	rice									
Median price	\$842,500	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	31/8 Sydney St PRAHRAN 3181	\$774,000	17/08/2023
2	109/881 High St ARMADALE 3143	\$780,000	03/07/2023
3	10/18 Mercer Rd ARMADALE 3143	\$805,000	08/10/2023

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:

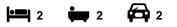
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30/62 Wattletree Road, Armadale Vic 3143







Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$750,000 - \$790,000 Median Unit Price September quarter 2023: \$842,500

Comparable Properties



31/8 Sydney St PRAHRAN 3181 (REI)



Price: \$774,000 Method: Private Sale Date: 17/08/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$780,000 Method: Sold Before Auction Date: 03/07/2023 Property Type: Apartment

2

10/18 Mercer Rd ARMADALE 3143 (REI)

109/881 High St ARMADALE 3143 (REI)

2



Agent Comments



Price: \$805,000 Method: Sold Before Auction Date: 08/10/2023 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

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