## 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:

14/11/2023 17:53



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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.