

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 34/62 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

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

Period - From 15/09/2022 to 14/09/2023 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	16/25 Kooyong Rd ARMADALE 3143	\$650,000	28/04/2023
2	18/25 Kooyong Rd ARMADALE 3143	\$640,000	24/06/2023
3	15/41 Kooyong Rd ARMADALE 3143	\$585,000	03/05/2023

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: 15/09/2023 10:06



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Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

15/09/2022 - 14/09/2023: \$690,000

Comparable Properties



16/25 Kooyong Rd ARMADALE 3143 (VG)

Agent Comments

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Price: \$650,000

Method: Sale

Date: 28/04/2023

Property Type: Strata Unit/Flat



18/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$640,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit



15/41 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$585,000

Method: Private Sale

Date: 03/05/2023

Property Type: Unit

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036