# 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<br>Including suburb and<br>postcode | 4/11 Wattletree Road, Armadale Vic 3143 |
|---|---|
|   |   |

#### Indicative selling price

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

| Range between \$1,100,000 | & | \$1,200,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price \$842,500 |            | Property Type Unit |            | Jnit |        | Suburb | Armadale |
|------------------------|------------|--------------------|------------|------|--------|--------|----------|
| Period - From          | 01/07/2023 | to                 | 30/09/2023 |      | 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

| 1 | 5/30 The Avenue WINDSOR 3181   | \$1,250,000 | 15/09/2023 |
|---|--------------------------------|-------------|------------|
| 2 | 1/20 Denbigh Rd ARMADALE 3143  | \$1,130,000 | 17/06/2023 |
| 3 | 202/7 Kooyong Rd ARMADALE 3143 | \$1,100,000 | 05/07/2023 |

#### 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.

| 3 |
|---|
| 8 |



Date of sale







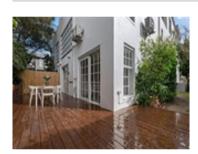




Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** September quarter 2023: \$842,500

# Comparable Properties



5/30 The Avenue WINDSOR 3181 (REI)





Price: \$1,250,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Apartment

**Agent Comments** 



1/20 Denbigh Rd ARMADALE 3143 (REI/VG)







Agent Comments

Agent Comments

Price: \$1,130,000 Method: Auction Sale Date: 17/06/2023

Property Type: Apartment



202/7 Kooyong Rd ARMADALE 3143 (REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 05/07/2023

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



