Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000

Median sale price

Median price	\$702,500	Pro	perty Type	Unit		Suburb	Armadale
Period - From	28/02/2023	to	27/02/2024		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

Add	dress of comparable property	Price	Date of sale
1	10/33 Armadale St ARMADALE 3143	\$690,000	22/11/2023
2	10/31 Wattletree Rd ARMADALE 3143	\$685,000	24/10/2023
3	34/62 Wattletree Rd ARMADALE 3143	\$666,000	05/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2024 11:31





Sarah Risteski 9810 5000 0406 771 128 SarahRisteski@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** 28/02/2023 - 27/02/2024: \$702,500



Rooms: 5 **Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/33 Armadale St ARMADALE 3143 (REI)





Price: \$690,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Apartment

10/31 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

Agent Comments



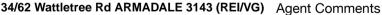






Method: Sold Before Auction

Date: 24/10/2023 Property Type: Unit









Price: \$666.000 Method: Auction Sale Date: 05/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



