

# 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

71 Wattletree Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,560,000 Property Type House 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       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 16 Armadale St ARMADALE 3143   | \$2,750,000 | 23/09/2023   |
| 2 | 7 Ashleigh Rd ARMADALE 3143    | \$2,720,000 | 23/09/2023   |
| 3 | 7 Plant St MALVERN 3144        | \$2,710,000 | 01/09/2023   |

**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:

02/11/2023 14:56



 4   
  2   
  6

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

September quarter 2023: \$2,560,000

## Comparable Properties



**16 Armadale St ARMADALE 3143 (REI)**

Agent Comments

 2   
  1   
  -

**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 572 sqm approx



**7 Ashleigh Rd ARMADALE 3143 (REI)**

Agent Comments

 3   
  1   
  2

**Price:** \$2,720,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)



**7 Plant St MALVERN 3144 (REI)**

Agent Comments

 4   
  2   
  1

**Price:** \$2,710,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** House

**Land Size:** 432 sqm approx

Account - Jellis Craig | P: 03 9864 5000