Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 71 Wattletree Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betwee	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type	Hou	se		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	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





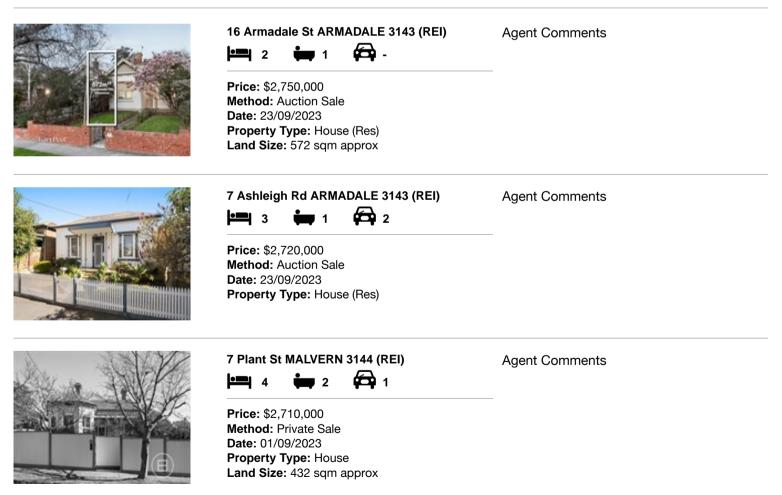




Property Type: House Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price September quarter 2023: \$2,560,000

Comparable Properties



Account - Jellis Craig | P: 03 9864 5000



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