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	10/42 Wattletree Road Armadale VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$385,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,000	Property type	Unit	Suburb	Armadale
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
6/11 Kooyong Road Armadale VIC 3143	$402,000	13-Feb-21
21/47 Kooyong Road Armadale VIC 3143	$425,000	19-Dec-20
4/8 Avondale Road Armadale VIC 3143	$420,500	20-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 09 April 2021

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6/11 Kooyong Road Armadale VIC 3143

1 1 1

Sold Price RS **$402,000** Sold Date **13-Feb-21**

Distance **0.05km**



21/47 Kooyong Road Armadale VIC 3143

1 1 1

Sold Price **$425,000** Sold Date **19-Dec-20**

Distance **0.28km**



4/8 Avondale Road Armadale VIC 3143

1 1 1

Sold Price **$420,500** Sold Date **20-Nov-20**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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