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 postcode | 5/77 Wattletree Road, Armadale Vic 3143 |

## Indicative selling price

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

Range between $400,000 & $440,000

## Median sale price

Median price $701,000 Property Type Unit Suburb Armadale

Period - From 01/07/2022 to 30/06/2023 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 | 5/54 Sutherland Rd ARMADALE 3143 | $430,000 | 09/09/2023 |
| 2 | 2/52 Sutherland Rd ARMADALE 3143 | $425,000 | 09/09/2023 |
| 3 | 9/54 Sutherland Rd ARMADALE 3143 | $415,000 | 15/06/2023 |

**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: 26/09/2023 10:08

# 5/77 Wattletree Road, Armadale Vic 3143

James Burne
9520 9020
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jburne@bigginscott.com.au



1 - 

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$400,000 - $440,000
**Median Unit Price**
Year ending June 2023: $701,000

## Comparable Properties



**5/54 Sutherland Rd ARMADALE 3143 (REI)**

1 1 1

Agent Comments

**Price:** $430,000
**Method:** Auction Sale
**Date:** 09/09/2023
**Property Type:** Unit



**2/52 Sutherland Rd ARMADALE 3143 (REI)**

1 1 1

Agent Comments

**Price:** $425,000
**Method:** Auction Sale
**Date:** 09/09/2023
**Property Type:** Unit



**9/54 Sutherland Rd ARMADALE 3143 (REI/VG)**

1 1 1

Agent Comments

**Price:** $415,000
**Method:** Private Sale
**Date:** 15/06/2023
**Property Type:** Apartment



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