

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

102/76 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2023

to

30/06/2024

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	Price	Date of sale
1	204/6a Evergreen Mews ARMADALE 3143	\$1,460,000	20/08/2024
2	101/36 Shaftesbury Av MALVERN 3144	\$1,340,000	13/07/2024
3	503/3 Evergreen Mews ARMADALE 3143	\$1,300,000	12/06/2024

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:

01/10/2024 10:16

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
Year ending June 2024: \$760,000

Comparable Properties

204/6a Evergreen Mews ARMADALE 3143 (REI) Agent Comments

3 2 2

Price: \$1,460,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit



101/36 Shaftesbury Av MALVERN 3144 (REI) Agent Comments

3 3 3

Price: \$1,340,000
Method: Private Sale
Date: 13/07/2024
Property Type: Unit



503/3 Evergreen Mews ARMADALE 3143 (REI/VG) Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment