

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

9/42 Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$374,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2024

to

31/12/2024

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	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
3	11/2a Myoora Rd TOORAK 3142	\$385,000	07/09/2024

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:

24/02/2025 14:39

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



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$374,000
Median Unit Price
December quarter 2024: \$715,000

Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$370,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment



13/2 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$380,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment



11/2a Myoora Rd TOORAK 3142 (VG)

Agent Comments

1 bed - bath - car

Price: \$385,000
Method: Sale
Date: 07/09/2024
Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140