## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	9/42 Wattletree Road, Armadale Vic 3143
Including suburb and	
postcode	

#### 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	Pro	operty Type Uni	t	Suburb	Armadale
Period - From 01/10/2024	to	31/12/2024	Sou	rce 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

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
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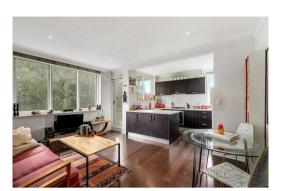


Date of sale



James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

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





Property Type: Apartment **Agent Comments** 

# Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI)

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

Property Type: Apartment

**Agent Comments** 



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







**Agent Comments** 

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

Property Type: Apartment



11/2a Myoora Rd TOORAK 3142 (VG)

Price: \$385,000 Method: Sale Date: 07/09/2024

Property Type: Strata Unit/Flat

**Agent Comments** 

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





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