

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

303/56 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

\$1,375,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Armadale

Period-from

01 Nov 2022

to

31 Oct 2023

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

203/75 UNION STREET ARMADALE VIC 3143	\$1,750,000	17-Aug-23
303/3 EVERGREEN MEWS ARMADALE VIC 3143	\$1,254,000	28-Jun-23
6 OSMENT STREET ARMADALE VIC 3143	\$1,740,000	10-Jun-23

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: 16 November 2023



203/75 UNION STREET ARMADALE VIC 3143 Sold Price **\$1,750,000** Sold Date **17-Aug-23**

 3  2  2

Distance **0.72km**



303/3 EVERGREEN MEWS ARMADALE VIC 3143 Sold Price ^{RS} **\$1,254,000** ^{UN} Sold Date **28-Jun-23**

 3  2  2

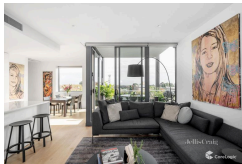
Distance **1.23km**



6 OSMENT STREET ARMADALE VIC 3143 Sold Price **\$1,740,000** Sold Date **10-Jun-23**

 3  2  2

Distance **1.23km**



601/6A EVERGREEN MEWS ARMADALE VIC 3143 Sold Price **\$1,575,000** Sold Date **02-Jun-23**

 3  2  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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