

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

32a Wattletree Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,505,000 Property Type House Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 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	15 Packington St PRAHRAN 3181	\$1,760,000	06/12/2023
2	3/533 Orrong Rd ARMADALE 3143	\$1,643,062	26/10/2023
3	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023

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:

29/01/2024 19:13



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2023: \$2,505,000

Comparable Properties



15 Packington St PRAHRAN 3181 (REI)

Agent Comments

4 2 1

Price: \$1,760,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: House (Res)



3/533 Orrong Rd ARMADALE 3143 (VG)

Agent Comments

3 - -

Price: \$1,643,062

Method: Sale

Date: 26/10/2023

Property Type: Strata Unit/Flat



1/23 Wynnstay Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,640,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999