

## 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	204/70 Wattletree Road, Armadale Vic 3143
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$820,000	&	\$880,000
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#### Median sale price

Median price	\$655,000	House		Unit	X	Suburb	Armadale
Period - From	01/01/2018	to	31/12/2018	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	303/6b Evergreen Mews ARMADALE 3143	\$880,000	14/02/2019
2	2/219-221 Alma Rd ST KILDA EAST 3183	\$845,000	06/10/2018
3	8/4 Alexandra St ST KILDA EAST 3183	\$830,000	02/01/2019

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.