

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

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Armadale

Period - From 01/04/2024 to 31/03/2025 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 | 6/62 Wattletree Rd ARMADALE 3143 | \$830,000 | 30/04/2025 |
| 2 | 203/1188 Malvern Rd MALVERN 3144 | \$845,000 | 30/03/2025 |
| 3 | 901/7 Evergreen Mews ARMADALE 3143 | \$850,000 | 26/03/2025 |

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:

19/06/2025 16:08

204/70 Wattletree Road, Armadale Vic 3143



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending March 2025: \$655,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



6/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$830,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Apartment



203/1188 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2 2 2

Price: \$845,000

Method: Private Sale

Date: 30/03/2025

Property Type: Apartment



901/7 Evergreen Mews ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$850,000

Method: Sale

Date: 26/03/2025

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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