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

107/5-7 Kooyong Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$735,000		&		\$795,000			
Median sale pr	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/48 New St ARMADALE 3143	\$802,700	09/12/2024
2	6/48 New St ARMADALE 3143	\$790,000	04/12/2024
3	23/62 Wattletree Rd ARMADALE 3143	\$786,000	08/11/2024

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:

04/02/2025 14:45





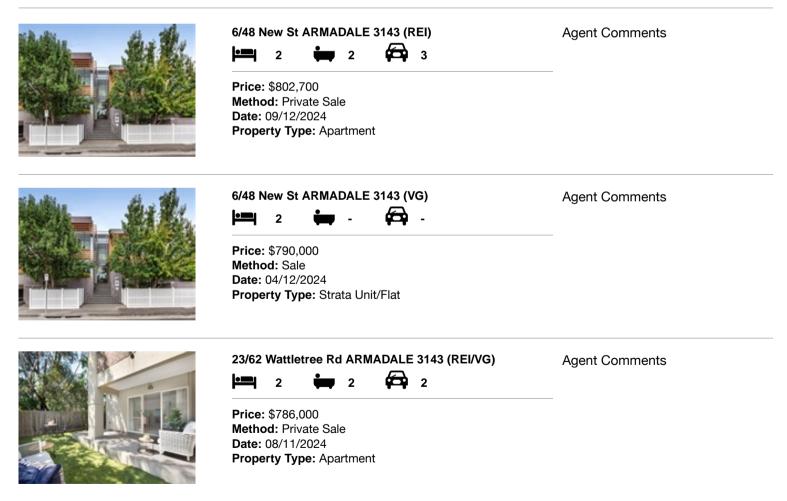




Property Type: Apartment Agent Comments

Indicative Selling Price \$735,000 - \$795,000 Median Unit Price December quarter 2024: \$715,000

Comparable Properties



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



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