

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

2/41 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2020

to 31/12/2020

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	12/28 The Avenue WINDSOR 3181	\$590,000	23/01/2021
2	6/698 Inkerman Rd CAULFIELD NORTH 3161	\$581,500	13/03/2021
3	3/316 Dandenong Rd ST KILDA EAST 3183	\$580,000	27/03/2021

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:

08/04/2021 11:15



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

December quarter 2020: \$685,000

Comparable Properties



12/28 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 23/01/2021

Property Type: Apartment



6/698 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$581,500

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



3/316 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: Apartment