

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

1/298 Glenferrie Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$701,000

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2022

to

30/06/2023

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 | 5/717 Toorak Rd KOOYONG 3144 | \$1,080,000 | 29/04/2023 |
| 2 | 2/114 Kooyong Rd ARMADALE 3143 | \$1,000,000 | 07/08/2023 |
| 3 | 3/1059-1063 Malvern Rd TOORAK 3142 | \$970,000 | 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:

15/09/2023 13:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median Unit Price
Year ending June 2023: \$701,000

Very unique and large apartment in a premium location, so not a large number of similar properties to choose from in formulating this Statement Of Information.

Comparable Properties



5/717 Toorak Rd KOOYONG 3144 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Apartment



2/114 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,000,000
Method: Sold Before Auction
Date: 07/08/2023
Property Type: Apartment



3/1059-1063 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693