### 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	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress 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



# Thomson:





**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)



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



2/114 Kooyong Rd ARMADALE 3143 (REI)



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

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

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Agent Comments

Agent Comments

Agent Comments



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

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



propertydata

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