### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/114 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$850,000		&		\$910,000			
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.

Ado	dress of comparable property	Price	Date of sale
1	18/723 Orrong Rd TOORAK 3142	\$850,000	01/04/2023
2	5/18 Tintern Av TOORAK 3142	\$900,000	10/05/2023
3	2/18 Mercer Rd ARMADALE 3143	\$920,000	15/07/2023

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:

24/07/2023 15:29



# Thomson:





Property Type: Apartment Agent Comments Indicative Selling Price \$850,000 - \$910,000 Median Unit Price Year ending June 2023: \$701,000

## **Comparable Properties**



18/723 Orrong Rd TOORAK 3142 (REI/VG)

**6** 2

2 2



Price: \$850,000 Method: Auction Sale Date: 01/04/2023 Property Type: Apartment

Property Type: Apartm

2

2

5/18 Tintern Av TOORAK 3142 (REI/VG) Age

Agent Comments

Agent Comments



Price: \$900,000 Method: Sold Before Auction Date: 10/05/2023 Property Type: Apartment Land Size: 991 sqm approx

1

2/18 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

Price: \$920,000 Method: Sold Before Auction Date: 15/07/2023 Property Type: Apartment

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



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