

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

11/25 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 to 31/12/2023 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	9/142 Alma Rd ST KILDA EAST 3183	\$660,000	06/02/2024
2	20/5 Gooch St PRAHRAN 3181	\$632,500	10/02/2024
3	11/11 Lewisham Rd PRAHRAN 3181	\$611,000	24/01/2024

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: 18/03/2024 11:13



Property Type: Apartment

Agent Comments

Comparable Properties



9/142 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



20/5 Gooch St PRAHRAN 3181 (REI)

Agent Comments



Price: \$632,500

Method: Auction Sale

Date: 10/02/2024

Property Type: Apartment



11/11 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$611,000

Method: Sold Before Auction

Date: 24/01/2024

Property Type: Apartment