

# 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 5/61 Kooyong Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$560,000

### Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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	20/61 Kooyong Rd ARMADALE 3143	\$550,000	14/09/2024
2	6/11 Cheel St ARMADALE 3143	\$547,500	30/08/2024
3	13/29 Kooyong Rd ARMADALE 3143	\$550,000	03/08/2024

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: 29/11/2024 11:03



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$560,000  
**Median Unit Price**  
Year ending September 2024: \$692,500

## Comparable Properties



**20/61 Kooyong Rd ARMADALE 3143 (VG)**

**Agent Comments**

1   -   -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 3193 sqm approx



**6/11 Cheel St ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$547,500  
**Method:** Sold Before Auction  
**Date:** 30/08/2024  
**Property Type:** Apartment



**13/29 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525