

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

1/35 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$842,500 Property Type Unit Suburb Armadale

Period - From 01/07/2023 to 30/09/2023 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	11/8-10 Kelvin Gr PRAHRAN 3181	\$647,500	16/12/2023
2	6/10 Valentine Gr ARMADALE 3143	\$650,000	12/08/2023
3	10/62 Wattletree Rd ARMADALE 3143	\$666,000	01/11/2023

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:

18/12/2023 12:23



Property Type: Apartment

Agent Comments

Comparable Properties



11/8-10 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$647,500

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



6/10 Valentine Gr ARMADALE 3143 (REI/VG)

Agent Comments

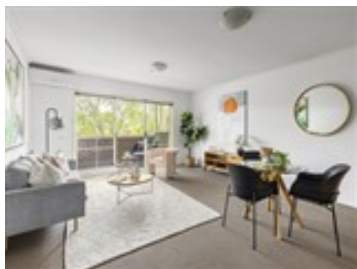


Price: \$650,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Unit



10/62 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$666,000

Method: Sold Before Auction

Date: 01/11/2023

Property Type: Unit