

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

16/41 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Armadale

Period - From

10/05/2021

to

09/05/2022

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	5/17 Myoora Rd TOORAK 3142	\$635,000	05/01/2022
2	7/29 The Avenue WINDSOR 3181	\$640,000	16/12/2021
3	5/51-53 Wheatland Rd MALVERN 3144	\$650,000	19/02/2022

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:

10/05/2022 11:46



2
 1
 1

Property Type: Apartment/ Strata
Land Size: 76 sqm approx
Agent Comments

Indicative Selling Price
 \$640,000

Median Unit Price
 10/05/2021 - 09/05/2022: \$640,000

Comparable Properties



5/17 Myoora Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$635,000
Method: Private Sale
Date: 05/01/2022
Property Type: Apartment



7/29 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$640,000
Method: Private Sale
Date: 16/12/2021
Property Type: Apartment



5/51-53 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

2
 1
 1

Price: \$650,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit

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