

# 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

11/61 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 \$495,000 & \$540,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Armadale

Period - From 01/07/2023 to 30/06/2024 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	4/29 Hunter St MALVERN 3144	\$540,000	07/08/2024
2	32/6 Avondale Rd ARMADALE 3143	\$510,000	24/06/2024
3	21/579 Dandenong Rd ARMADALE 3143	\$535,000	03/06/2024

**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:

17/09/2024 12:55



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**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/29 Hunter St MALVERN 3144 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 07/08/2024

**Property Type:** Apartment

**32/6 Avondale Rd ARMADALE 3143 (VG)**

**Agent Comments**

2 - -

**Price:** \$510,000

**Method:** Sale

**Date:** 24/06/2024

**Property Type:** Strata Unit/Flat



**21/579 Dandenong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 03/06/2024

**Property Type:** Apartment