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	11/49 Kooyong Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Range between \$360,000 & \$385,000	Range between	\$360,000	&	\$385,000
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Median sale price

Median price	\$725,000	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/04/2024	to	30/06/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	15/11 Kooyong Rd ARMADALE 3143	\$400,000	01/08/2024
2	8/313 Dandenong Rd PRAHRAN 3181	\$369,000	18/07/2024
3	5/35 Kooyong Rd ARMADALE 3143	\$350,000	03/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

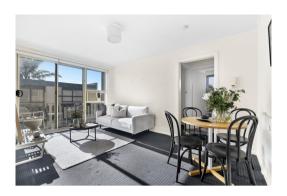
This Statement of Information was prepared on:	12/08/2024 10:44





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> **Indicative Selling Price** \$360,000 - \$385,000 **Median Unit Price** June quarter 2024: \$725,000





Comparable Properties



15/11 Kooyong Rd ARMADALE 3143 (REI)

Price: \$400,000 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments



8/313 Dandenong Rd PRAHRAN 3181 (REI)





Price: \$369,000 Method: Private Sale Date: 18/07/2024

Property Type: Apartment

Agent Comments



5/35 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$350.000 Method: Private Sale Date: 03/06/2024

Property Type: Apartment

Agent Comments

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



