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

15/47 Kooyong Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$420,000			
Median sale pi	rice							
Median price	\$842,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11/23 Kooyong Rd ARMADALE 3143	\$397,000	27/09/2023
2	5/77 Wattletree Rd ARMADALE 3143	\$397,500	22/11/2023
3	7/54 Sutherland Rd ARMADALE 3143	\$420,000	01/12/2023

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:

12/01/2024 10:43



15/47 Kooyong Road, Armadale Vic 3143



Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com





Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$420,000 **Median Unit Price** September quarter 2023: \$842,500

Comparable Properties



11/23 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$397,000 Method: Private Sale Date: 27/09/2023 Property Type: Apartment



5/77 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments





Price: \$397,500 Method: Private Sale Date: 22/11/2023 Property Type: Apartment

7/54 Sutherland Rd ARMADALE 3143 (REI)



Agent Comments



Price: \$420.000 Method: Private Sale Date: 01/12/2023 Property Type: Apartment

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





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