

# 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

18/61 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 \$550,000 & \$605,000

### Median sale price

Median price \$2,568,000 Property Type House Suburb Armadale

Period - From 01/04/2023 to 31/03/2024 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	14/51 Kooyong Rd ARMADALE 3143	\$605,000	22/03/2024
2	6/1 Duncraig Av ARMADALE 3143	\$585,000	09/12/2023
3	7/1 Armadale St ARMADALE 3143	\$558,500	27/10/2023

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:

23/04/2024 13:25



 2  
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  1

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$605,000  
**Median House Price**  
 Year ending March 2024: \$2,568,000

## Comparable Properties



14/51 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 2  
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  1

**Price:** \$605,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2024  
**Property Type:** Apartment



6/1 Duncraig Av ARMADALE 3143 (REI/VG)

Agent Comments

 2  
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  1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** Unit



7/1 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

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  1

**Price:** \$558,500  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** Apartment

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



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