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

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

CONSUMER AFFAIRS VICTORIA

Thomson:

🛏 2   🛁 1   🚗 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)

🛏 2   🛋 1   🚗 1

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

Agent Comments

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

🛏 2   🛋 1   🚗 1

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

Agent Comments

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

🛏 2   🛋 1   🚗 1

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

Agent Comments

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