

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

10/23 KOORYONG ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Armadale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

8/50 SUTHERLAND ROAD ARMADALE VIC 3143	\$605,000	19-Feb-25
10/46 ORRONG CRESCENT CAULFIELD NORTH VIC 3161	\$631,000	18-Feb-25
3/48 CHOMLEY STREET PRAHRAN VIC 3181	\$619,000	22-Mar-25

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 6 months.~~

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**8/50 SUTHERLAND ROAD
ARMADALE VIC 3143**

2 1 -

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **19-Feb-25**

Distance **0.34km**



**10/46 ORRONG CRESCENT
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$631,000** Sold Date **18-Feb-25**

Distance **0.74km**



**3/48 CHOMLEY STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price ^{RS} **\$619,000** Sold Date **22-Mar-25**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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