

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

10/51 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$519,000

Median sale price

Median price

\$689,000

House

Unit

X

Suburb

Armadale

Period - From

01/04/2017

to

31/03/2018

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	16/39 Hotham St ST KILDA EAST 3183	\$539,000	13/12/2017
2	14/327 Orrong Rd ST KILDA EAST 3183	\$525,000	17/11/2017
3	7/38 Wattletree Rd ARMADALE 3143	\$500,000	27/11/2017

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$519,000

Median Unit Price
Year ending March 2018: \$689,000

Comparable Properties



16/39 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$539,000
Method: Sold Before Auction
Date: 13/12/2017
Rooms: -
Property Type: Apartment



14/327 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 17/11/2017
Rooms: 4
Property Type: Apartment



7/38 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 2

Price: \$500,000
Method: Private Sale
Date: 27/11/2017
Rooms: 3
Property Type: Apartment