

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

6/29 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$335,000 & \$360,000

Median sale price

Median price

\$706,500

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2019

to

31/12/2019

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	17/47 Kooyong Rd ARMADALE 3143	\$375,000	19/08/2019
2	10/38 Wattletree Rd ARMADALE 3143	\$345,000	18/12/2019
3	7/48 Sutherland Rd ARMADALE 3143	\$330,000	09/12/2019

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:

18/02/2020 13:24

6/29 Kooyong Road, Armadale Vic 3143

Walter Summons

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Indicative Selling Price

\$335,000 - \$360,000

Median Unit Price

December quarter 2019: \$706,500



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Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



17/47 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments

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Price: \$375,000

Method: Sale by Tender

Date: 19/08/2019

Rooms: 2

Property Type: Apartment



10/38 Wattletree Rd ARMADALE 3143 (REI) Agent Comments

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Price: \$345,000

Method: Sale by Tender

Date: 18/12/2019

Property Type: Apartment



7/48 Sutherland Rd ARMADALE 3143 (REI) Agent Comments

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Price: \$330,000

Method: Private Sale

Date: 09/12/2019

Property Type: Apartment

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