## 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	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$335,000		&		\$360,000			
Median sale p	rice							
Median price	\$706,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress 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







**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> **Indicative Selling Price** \$335,000 - \$360,000 **Median Unit Price** December quarter 2019: \$706,500

# **Comparable Properties**



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



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





Method: Sale by Tender Date: 18/12/2019 Property Type: Apartment

Price: \$345,000

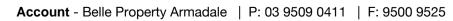
Date: 09/12/2019

7/48 Sutherland Rd ARMADALE 3143 (REI)



Property Type: Apartment

Price: \$330,000 Method: Private Sale Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.