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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/35 Kooyong Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Single price \$535,000

Median sale price

Median price	\$712,000	Hou	Ise	Unit	Х	Suburb	Armadale
Period - From	01/04/2018	to	30/06/2018		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

Auc	arcas of comparable property	1 1100	Date of Sale
1	16/327 Orrong Rd ST KILDA EAST 3183	\$545,000	22/09/2018
2	20/61 Kooyong Rd ARMADALE 3143	\$542,500	21/04/2018
3	10/51 Kooyong Rd ARMADALE 3143	\$509,000	27/06/2018

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.

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Price

Date of sale

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Indicative Selling Price \$535,000 Median Unit Price June quarter 2018: \$712,000



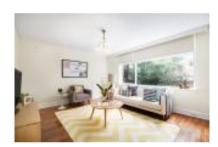


Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



16/327 Orrong Rd ST KILDA EAST 3183 (REI)

Price: \$545,000 Method: Auction Sale Date: 22/09/2018 Rooms: 3

Property Type: Apartment



20/61 Kooyong Rd ARMADALE 3143 (REI/VG)

|---| 2 **|---|** 1 **|---|** 1

Price: \$542,500 Method: Auction Sale Date: 21/04/2018 Rooms: 3

Property Type: Unit



10/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$509,000 Method: Private Sale Date: 27/06/2018 Rooms: -

Property Type: Apartment **Land Size:** 985 sqm approx

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Agent Comments

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