

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

6/35 Kooyong Road, Armadale Vic 3143

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

House

Unit

X

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	Price	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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Indicative Selling Price

\$535,000

Median Unit Price

June quarter 2018: \$712,000



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

 2  1  1

Price: \$545,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 3

Property Type: Apartment



20/61 Kooyong Rd ARMADALE 3143 (REI/VG) **Agent Comments**

 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) **Agent Comments**

 2  1  1

Price: \$509,000

Method: Private Sale

Date: 27/06/2018

Rooms: -

Property Type: Apartment

Land Size: 985 sqm approx