

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	11/25 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 \$625,000

Median sale price

Median price	\$625,000	Hou	ıse	Unit	Х	Suburb	Armadale
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

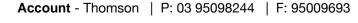
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	11/38 Northcote Rd ARMADALE 3143	\$625,000	24/12/2018
2	4/58 Sutherland Rd ARMADALE 3143	\$618,000	23/03/2019
3	208/1 Wilks St CAULFIELD NORTH 3161	\$610,500	31/03/2019

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.







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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$625,000 **Median Unit Price** Year ending March 2019: \$625,000

Comparable Properties



11/38 Northcote Rd ARMADALE 3143 (REI/VG) Agent Comments

Price: \$625.000 Method: Private Sale Date: 24/12/2018

Rooms: -

1 2

Property Type: Apartment



4/58 Sutherland Rd ARMADALE 3143 (REI)

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Price: \$618,000 Method: Auction Sale Date: 23/03/2019 Rooms: -

Property Type: Apartment

Agent Comments



208/1 Wilks St CAULFIELD NORTH 3161

(REI/VG)

Price: \$610,500 Method: Auction Sale Date: 31/03/2019

Rooms: 4

Property Type: Apartment

Agent Comments

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