

## 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

11/25 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$625,000

#### Median sale price

Median price \$625,000

House

Unit

X

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.

	Address 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.



2 2 1

**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**

2 1 1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 24/12/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/58 Sutherland Rd ARMADALE 3143 (REI)** **Agent Comments**

2 1 1

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



**208/1 Wilks St CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$610,500  
**Method:** Auction Sale  
**Date:** 31/03/2019  
**Rooms:** 4  
**Property Type:** Apartment