

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

104/5-7 KOORYONG ROAD, ARMADALE

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$690,000 & \$750,000

Median sale price

Median price \$ \$620,000

Property type UNIT

Suburb ARMADALE

Period - From 1.9.19

to

4.9.19

Source REA

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 3/634 Orrong Road, Armadale	\$790,000	18 th March 2019
2. 18/62 Wattletree Road Armadale	\$702,000	14 th May 2019
3. 4/881 High Street Armadale	\$750,000	30 th May 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23.09.2019

CAPITAL

PROPERTY MARKETING