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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	15/35 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 \$410,000

Median sale price

Median price	\$751,500	Hou	se	Unit	Х	Suburb	Armadale
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2/51 Kooyong Rd ARMADALE 3143	\$436,000	01/08/2018
2	9/4a Lansdowne Rd ST KILDA EAST 3183	\$420,000	16/08/2018
3	10/3 Ellesmere Rd WINDSOR 3181	\$410,000	05/06/2018

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.

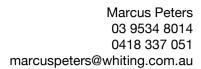
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Indicative Selling Price \$410,000 **Median Unit Price**

September quarter 2018: \$751,500





Comparable Properties



2/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$436,000 Method: Auction Sale Date: 01/08/2018

Rooms: -Property Type: Apartment



9/4a Lansdowne Rd ST KILDA EAST 3183

(REI/VG)

-- 1

Price: \$420.000 Method: Private Sale Date: 16/08/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

10/3 Ellesmere Rd WINDSOR 3181 (REI)

— 1

Price: \$410,000 Method: Private Sale Date: 05/06/2018 Rooms: -

Property Type: Unit

Agent Comments

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