

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

21/47 Kooyong Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000

&

\$418,000

Median sale price

Median price \$722,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2019

to 30/09/2020

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	5/35a Grandview Gr PRAHRAN 3181	\$425,000	11/08/2020
2	11/26 Wynnstay Rd PRAHRAN 3181	\$398,000	13/08/2020
3	8/27 Ewart St MALVERN 3144	\$385,000	16/11/2020

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.~~

This Statement of Information was prepared on:

25/11/2020 12:05

James Annett

9509 0411

0422 930 845

jannett@hockingstuart.com.au

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending September 2020: \$722,000



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Property Type: Apartment

Agent Comments

Comparable Properties



5/35a Grandview Gr PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$425,000

Method: Sale

Date: 11/08/2020

Property Type: Strata Unit/Flat



11/26 Wynnstay Rd PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$398,000

Method: Sale

Date: 13/08/2020

Property Type: Strata Unit/Flat



8/27 Ewart St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment