#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	9/61 Kooyong Road, Armadale Vic 3143
Including suburb and	, -
postcode	

#### Indicative selling price

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

Range between	\$475,000	&	\$500,000

#### Median sale price

Median price	\$685,000	Pro	perty Type	Unit		Suburb	Armadale
Period - From	01/10/2020	to	31/12/2020		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	1/28 Elgin Av ARMADALE 3143	\$510,000	14/10/2020
2	9/144 Alma Rd ST KILDA EAST 3183	\$500,000	15/03/2021
3	5/10 Crimea St CAULFIELD NORTH 3161	\$485,000	06/12/2020

#### 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:	06/04/2021 12:01





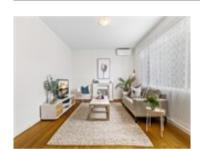




Property Type: Apartment Agent Comments

**Indicative Selling Price** \$475,000 - \$500,000 **Median Unit Price** December quarter 2020: \$685,000

### Comparable Properties



1/28 Elgin Av ARMADALE 3143 (REI)

Price: \$510,000

Method: Sold Before Auction

Date: 14/10/2020

Property Type: Apartment

Agent Comments



9/144 Alma Rd ST KILDA EAST 3183 (REI)

**-**2



Price: \$500.000

Method: Sold Before Auction

Date: 15/03/2021

Property Type: Apartment

**Agent Comments** 



5/10 Crimea St CAULFIELD NORTH 3161 (REI) Agent Comments

**—** 2 Price: \$485,000

Method: Auction Sale Date: 06/12/2020

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



