

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

5/47 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$616,500

Property Type Unit

Suburb Armadale

Period - From 01/04/2020

to 31/03/2021

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	12/29 Kooyong Rd ARMADALE 3143	\$385,000	01/06/2021
2	14/27 St Georges Rd ARMADALE 3143	\$374,000	15/04/2021
3	4/1 Armadale St ARMADALE 3143	\$395,000	04/04/2021

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:

22/06/2021 16:30

5/47 Kooyong Road, Armadale Vic 3143

Lauchlan Waterfield

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending March 2021: \$616,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/29 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$385,000

Method: Sold Before Auction

Date: 01/06/2021

Rooms: 2

Property Type: Apartment



14/27 St Georges Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$374,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: Apartment



4/1 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 04/04/2021

Rooms: 2

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525