

6/51 Kooyong Road, Armadale 3143 VIC



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	6/51 Kooyong Road, Armadale Vic 3143
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Indicative selling price

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

Single Price \$ **350,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **712,000** *House ☐ *Unit ☒ Suburb or Locality **Armadale**
Period – from **1st April 2018** to **30th June 2018** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 2/21 Thanet Street, Malvern Vic 3144	\$390,000	28/10/2018
2. 11/25 Williams Road Windsor Vic 3181	\$360,000	06/08/2018
3. 3/42 Wattletree Road Armadale Vic 3143	\$368,500	02/06/2018

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** 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 6months.*