

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

2/29 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000 & \$550,000

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	1/18-20 St Georges Rd ARMADALE 3143	\$587,500	28/10/2020
2	2/7 Denbigh Rd ARMADALE 3143	\$521,000	30/11/2020
3	8/349 Orrong Rd ST KILDA EAST 3183	\$500,000	02/08/2020

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:

06/01/2021 09:48

2/29 Kooyong Road, Armadale Vic 3143

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2020: \$722,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/18-20 St Georges Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$587,500

Method: Auction Sale

Date: 28/10/2020

Property Type: Apartment



2/7 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$521,000

Method: Sold Before Auction

Date: 30/11/2020

Property Type: Apartment



8/349 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 02/08/2020

Rooms: 3

Property Type: Apartment

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