## 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 | cons | sumer.vic.go | v.au/ | underquot | ing  |        |          |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer   | \$500,000         |      | &            |       | \$550,000 |      |        |          |
| Median sale p   | rice              |      |              |       |           |      |        |          |
| Median price    | \$722,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Armadale |
| Period - From   | 01/10/2019        | to   | 30/09/2020   |       | So        | urce | 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.

| Ado | dress 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









Property Type: Apartment Agent Comments

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

# **Comparable Properties**





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



Price: \$587,500 Method: Auction Sale Date: 28/10/2020 Property Type: Apartment

2/7 Denbigh Rd ARMADALE 3143 (REI)

1

Agent Comments

Agent Comments





Price: \$521,000 Method: Sold Before Auction Date: 30/11/2020 Property Type: Apartment

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

2 **6**1

Price: \$500.000 Method: Sold Before Auction Date: 02/08/2020 Rooms: 3 Property Type: Apartment

Agent Comments

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.