# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$335,000

27/61 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

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

### Median sale price

Median price	\$683,750	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/01/2023	to	31/12/2023	So	ource	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

13/789 Malvern Rd TOORAK 3142

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.

Add	dress of comparable property	Price	Date of sale
1	26/66 Murray St PRAHRAN 3181	\$350,000	24/11/2023
2	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023

#### 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:	12/01/2024 15:03



07/01/2024



Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

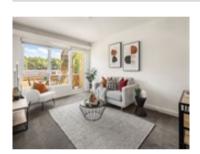
> **Indicative Selling Price** \$330,000 - \$360,000 **Median Unit Price**

Year ending December 2023: \$683,750



Property Type: Apartment **Agent Comments** 

# Comparable Properties



26/66 Murray St PRAHRAN 3181 (REI)





Price: \$350,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Apartment

**Agent Comments** 



16/47 Kooyong Rd ARMADALE 3143 (REI)





Price: \$349,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment

Agent Comments



13/789 Malvern Rd TOORAK 3142 (REI)





Price: \$335.000 Method: Private Sale Date: 07/01/2024

Property Type: Apartment

Agent Comments

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



