

## 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	15/49 Kooyong Road, Armadale Vic 3143
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$300,000

#### Median sale price

Median price	\$622,000	House		Unit	X	Suburb	Armadale
Period - From	01/10/2017	to	31/12/2017	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	7/47 Kooyong Rd ARMADALE 3143	\$329,500	26/02/2018
2	2/24 The Avenue WINDSOR 3181	\$327,000	28/11/2017
3	6/133 Alma Rd ST KILDA EAST 3183	\$305,000	13/11/2017

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.

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

**Indicative Selling Price**

\$300,000

**Median Unit Price**

December quarter 2017: \$622,000



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**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**7/47 Kooyong Rd ARMADALE 3143 (REI)**

**Agent Comments**

1 1 1

**Price:** \$329,500

**Method:** Private Sale

**Date:** 26/02/2018

**Rooms:** -

**Property Type:** Apartment



**2/24 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$327,000

**Method:** Private Sale

**Date:** 28/11/2017

**Rooms:** 2

**Property Type:** Apartment



**6/133 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$305,000

**Method:** Private Sale

**Date:** 13/11/2017

**Rooms:** 2

**Property Type:** Apartment