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	9/49 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price	\$549,000

Median sale price

Median price \$708,000	Pro	pperty Type Uni	t	(Suburb	Armadale
Period - From 01/10/2021	to	31/12/2021	Sou	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	10/1-3 Kooyong Rd ARMADALE 3143	\$550,000	28/02/2022
2	1/661 Malvern Rd TOORAK 3142	\$552,500	28/02/2022
3	11/2 Armadale St ARMADALE 3143	\$555,000	18/12/2021

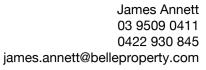
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2022 14:22







Indicative Selling Price \$549,000 **Median Unit Price** December quarter 2021: \$708,000



Property Type: Apartment

Agent Comments

Comparable Properties



10/1-3 Kooyong Rd ARMADALE 3143 (REI)

Price: \$550,000 Method: Private Sale Date: 28/02/2022

Property Type: Apartment

Agent Comments



1/661 Malvern Rd TOORAK 3142 (REI)

Price: \$552,500 Method: Private Sale Date: 28/02/2022

Property Type: Apartment

Agent Comments



11/2 Armadale St ARMADALE 3143 (REI/VG)

Price: \$555.000 Method: Auction Sale Date: 18/12/2021 Property Type: Unit

Agent Comments

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



