

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$549,000

### Median sale price

Median price

\$708,000

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2021

to

31/12/2021

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 | 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 comparable properties 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

9/49 Kooyong Road, Armadale Vic 3143

James Annett

03 9509 0411

0422 930 845

james.annett@belleproperty.com

**Indicative Selling Price**

\$549,000

**Median Unit Price**

December quarter 2021: \$708,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 28/02/2022

**Property Type:** Apartment



**1/661 Malvern Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$552,500

**Method:** Private Sale

**Date:** 28/02/2022

**Property Type:** Apartment



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

Agent Comments

2 1 1

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Unit

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