

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

14/35 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$655,000

House

Unit

X

Suburb

Armadale

Period - From

01/01/2018

to

31/12/2018

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	12/35 Kooyong Rd ARMADALE 3143	\$420,000	19/03/2019
2	9/35 Kooyong Rd ARMADALE 3143	\$412,000	21/03/2019
3	15/35 Kooyong Rd ARMADALE 3143	\$410,000	02/04/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$429,000
Median Unit Price
Year ending December 2018: \$655,000

Comparable Properties

12/35 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 19/03/2019
Rooms: 2
Property Type: Apartment



9/35 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 21/03/2019
Rooms: 2
Property Type: Apartment
Land Size: 926 sqm approx



15/35 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 02/04/2019
Rooms: 1
Property Type: Flat