

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

5/35 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$532,000

House

Unit

X

Suburb

Armadale

Period - From

01/01/2019

to

31/03/2019

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	10/35 Kooyong Rd ARMADALE 3143	\$395,000	18/03/2019
2	3/7 Elgin Av ARMADALE 3143	\$380,000	13/04/2019
3	5/28 Wynnstay Rd PRAHRAN 3181	\$365,000	08/01/2019

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.

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Indicative Selling Price

\$365,000

Median Unit Price

March quarter 2019: \$532,000



 1  1  0

Rooms:

Property Type:

Agent Comments

Comparable Properties



10/35 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 18/03/2019

Rooms: 2

Property Type: Apartment



3/7 Elgin Av ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 2

Property Type: Apartment



5/28 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 08/01/2019

Rooms: -

Property Type: Apartment