

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

4/23 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$930,000 Property Type Unit Suburb Armadale

Period - From 01/07/2022 to 30/09/2022 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	9/50a Wattletree Rd ARMADALE 3143	\$605,000	21/09/2022
2	4/6 Williams Rd PRAHRAN 3181	\$605,000	09/11/2022
3	7/22 Denbigh Rd ARMADALE 3143	\$649,500	27/10/2022

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:

09/01/2023 11:42

4/23 Kooyong Road, Armadale Vic 3143



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2022: \$930,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/50a Wattletree Rd ARMADALE 3143 (REI/VG) **Agent Comments**

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 21/09/2022

Property Type: Unit



4/6 Williams Rd PRAHRAN 3181 (REI) **Agent Comments**

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 09/11/2022

Property Type: Unit



7/22 Denbigh Rd ARMADALE 3143 (REI/VG) **Agent Comments**

2 1 1

Price: \$649,500

Method: Private Sale

Date: 27/10/2022

Property Type: Unit

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



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