Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

## 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

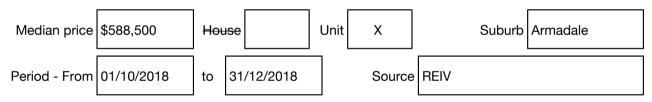
10/35 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

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

Single price \$395,000

#### Median sale price



#### 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	4/35 Kooyong Rd ARMADALE 3143	\$415,000	26/09/2018
2	8/35 Kooyong Rd ARMADALE 3143	\$415,000	02/10/2018
3	7/35 Kooyong Rd ARMADALE 3143	\$400,000	03/10/2018

#### 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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

10/35 Kooyong Road, Armadale Vic 3143







Rooms: Property Type: Agent Comments Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$395,000 Median Unit Price December quarter 2018: \$588,500

# **Comparable Properties**

4/35 Kooyong Rd ARMADALE 3143 (VG)	Agent Comments
<b>Price:</b> \$415,000	
Method: Sale	
Date: 26/09/2018	
Rooms: - Property Type: House (Res)	
Land Size: 926 sqm approx	
 8/35 Kooyong Rd ARMADALE 3143 (VG)	Agent Comments
<b>i – i – i – i – i – i – i – i – i – i –</b>	-
Price: \$415,000	
Method: Sale	
Date: 02/10/2018 Rooms: -	
<b>Property Type:</b> Flat/Unit/Apartment (Res)	
7/35 Kooyong Rd ARMADALE 3143 (VG)	Agent Comments
<b> == </b> 1 <b> ==</b> - <b> </b>	Agent Commente
Price: \$400,000	
Method: Sale	
Date: 03/10/2018	
Rooms: - Property Type: Flat/Unit/Apartment (Res)	
rioperty type. Hav Onit/Apartment (nes)	

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