

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

2/31 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,750,000

House

X

Unit

Suburb Armadale

Period - From 01/04/2018

to

30/06/2018

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 | 26 Aberdeen Rd PRAHRAN 3181 | \$1,405,000 | 25/08/2018 |
| 2 | 2/769 High St ARMADALE 3143 | \$1,385,000 | 12/05/2018 |
| 3 | 3/21 Wynnstay Rd PRAHRAN 3181 | \$1,310,000 | 02/06/2018 |

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.



3 2.5 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



26 Aberdeen Rd PRAHRAN 3181 (REI)

3 2 2

Agent Comments

more modern but smaller home

Price: \$1,405,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 136 sqm approx



2/769 High St ARMADALE 3143 (REI)

3 1 2

Agent Comments

one less bathroom

Price: \$1,385,000

Method: Sold Before Auction

Date: 12/05/2018

Rooms: -

Property Type: Townhouse (Res)



3/21 Wynnstay Rd PRAHRAN 3181 (REI)

3 2 1

Agent Comments

one less car park

Price: \$1,310,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 4

Property Type: Townhouse (Res)