

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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
Range between	\$1,300,000 	&	\$1,400,000

#### Median sale price

Median price	\$2,750,000	Hou	ise 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.

Ad	dress 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.

**Account** - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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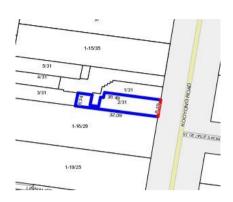
## hockingstuart

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> Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2018: \$2,750,000



Agent Comments



### Comparable Properties



26 Aberdeen Rd PRAHRAN 3181 (REI)

3 🙀 2

**Price:** \$1,405,000 **Method:** Auction Sale **Date:** 25/08/2018 **Rooms:** 5

Property Type: House (Res) Land Size: 136 sqm approx Agent Comments

more modern but smaller home



3





Price: \$1,385,000

Method: Sold Before Auction

Date: 12/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments one less bathroom









Agent Comments one less car park

Price: \$1,310,000 Method: Auction Sale Date: 02/06/2018 Rooms: 4

Property Type: Townhouse (Res)

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