

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

3/41 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 \$700,000

Property Type Unit

Suburb Armadale

Period - From 14/07/2022

to 13/07/2023

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	6/14 Chatsworth Rd PRAHRAN 3181	\$620,000	25/01/2023
2	9/17 Armadale St ARMADALE 3143	\$610,000	01/03/2023
3	2/2a Lexton Gr PRAHRAN 3181	\$590,000	22/05/2023

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:

14/07/2023 15:37

3/41 Kooyong Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

14/07/2022 - 13/07/2023: \$700,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/14 Chatsworth Rd PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$620,000

Method: Private Sale

Date: 25/01/2023

Property Type: Unit



9/17 Armadale St ARMADALE 3143 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000

Method: Private Sale

Date: 01/03/2023

Property Type: Apartment



2/2a Lexton Gr PRAHRAN 3181 (REI) **Agent Comments**

2 1 1

Price: \$590,000

Method: Private Sale

Date: 22/05/2023

Property Type: Unit

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



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