

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 3/61 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 30/09/2024 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 | 5/299 Dandenong Rd PRAHRAN 3181 | \$349,000 | 20/11/2024 |
| 2 | 1/18 Normanby St WINDSOR 3181 | \$330,000 | 02/10/2024 |
| 3 | 1/1 Armadale St ARMADALE 3143 | \$350,000 | 24/09/2024 |

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: 05/12/2024 14:40



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Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
Year ending September 2024: \$692,500

Comparable Properties



5/299 Dandenong Rd PRAHRAN 3181 (REI)

[Agent Comments](#)

1 1 1

Price: \$349,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment



1/18 Normanby St WINDSOR 3181 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$330,000
Method: Private Sale
Date: 02/10/2024
Property Type: Apartment



1/1 Armadale St ARMADALE 3143 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$350,000
Method: Private Sale
Date: 24/09/2024
Property Type: Apartment

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