

# 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

36/61 Kooyong Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$360,000

### Median sale price

Median price

\$689,000

Property Type

Unit

Suburb

Armadale

Period - From

17/10/2019

to

16/10/2020

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	11/48 Sutherland Rd ARMADALE 3143	\$375,000	18/06/2020
2	5/670-674 Malvern Rd PRAHRAN 3181	\$355,000	10/06/2020
3	7/106 Alexandra St ST KILDA EAST 3183	\$350,000	06/08/2020

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:

17/10/2020 17:54

36/61 Kooyong Road, Armadale Vic 3143

THE AGENCY

Eyal Malka  
0414 778 837  
eyalmalka@theagency.com.au



1 bed 1 bath 0 car

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$360,000

**Median Unit Price**  
17/10/2019 - 16/10/2020: \$689,000

## Comparable Properties



11/48 Sutherland Rd ARMADALE 3143  
(REI/VG)

Agent Comments

1 bed 1 bath - car

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 18/06/2020  
**Property Type:** Apartment



5/670-674 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 10/06/2020  
**Property Type:** Apartment



7/106 Alexandra St ST KILDA EAST 3183  
(REI/VG)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 06/08/2020  
**Rooms:** 3  
**Property Type:** Apartment

Account - The Agency Albert Park | P: 03 8578 0388



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.