

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

15/35 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$751,500

House

Unit

X

Suburb

Armadale

Period - From 01/07/2018

to 30/09/2018

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	2/51 Kooyong Rd ARMADALE 3143	\$436,000	01/08/2018
2	9/4a Lansdowne Rd ST KILDA EAST 3183	\$420,000	16/08/2018
3	10/3 Ellesmere Rd WINDSOR 3181	\$410,000	05/06/2018

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.

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Indicative Selling Price

\$410,000

Median Unit Price

September quarter 2018: \$751,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$436,000

Method: Auction Sale

Date: 01/08/2018

Rooms: -

Property Type: Apartment



9/4a Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 16/08/2018

Rooms: -

Property Type: Apartment

10/3 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 05/06/2018

Rooms: -

Property Type: Unit