

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

16/47 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Armadale

Period - From 01/10/2022

to 30/09/2023

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	17/47 Kooyong Rd ARMADALE 3143	\$379,000	05/07/2023
2	7/26 Grandview Gr PRAHRAN 3181	\$375,000	28/08/2023
3	3/656 Toorak Rd TOORAK 3142	\$355,000	05/06/2023

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:

30/10/2023 15:50



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$349,000

Median Unit Price

Year ending September 2023: \$687,500

Comparable Properties



17/47 Kooyong Rd ARMADALE 3143 (VG)

Agent Comments

1 - -

Price: \$379,000

Method: Sale

Date: 05/07/2023

Property Type: Strata Unit/Flat



7/26 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$375,000

Method: Private Sale

Date: 28/08/2023

Property Type: Apartment



3/656 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 -

Price: \$355,000

Method: Private Sale

Date: 05/06/2023

Property Type: Unit

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