

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

2/114 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$701,000 Property Type Unit Suburb Armadale

Period - From 01/07/2022 to 30/06/2023 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	18/723 Orrong Rd TOORAK 3142	\$850,000	01/04/2023
2	5/18 Tintern Av TOORAK 3142	\$900,000	10/05/2023
3	2/18 Mercer Rd ARMADALE 3143	\$920,000	15/07/2023

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:

24/07/2023 15:29



 3
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  1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$850,000 - \$910,000
Median Unit Price
 Year ending June 2023: \$701,000

Comparable Properties



18/723 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$850,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Apartment



5/18 Tintern Av TOORAK 3142 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$900,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: Apartment
Land Size: 991 sqm approx



2/18 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

 2
  1
  2

Price: \$920,000
Method: Sold Before Auction
Date: 15/07/2023
Property Type: Apartment

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