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

5/35 Kooyong Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$330,000		&		\$350,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7/26 Grandview Gr PRAHRAN 3181	\$375,000	28/08/2023
2	5/38 Wattletree Rd ARMADALE 3143	\$325,000	02/09/2023
3	8/789 Malvern Rd TOORAK 3142	\$325,000	31/08/2023

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:

09/10/2023 13:43



5/35 Kooyong Road, Armadale Vic 3143



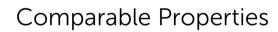
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Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$330,000 - \$350,000 Median Unit Price Year ending June 2023: \$701,000





7/26 Grandview Gr PRAHRAN 3181 (REI)



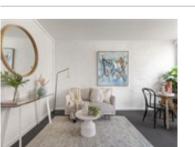
Price: \$375,000 Method: Private Sale Date: 28/08/2023 Property Type: Apartment

Agent Comments

Agent Comments



▶ 1 ♣ 1 ♣ 1 Price: \$325,000



Price: \$325,000 Method: Private Sale Date: 02/09/2023 Property Type: Apartment

8/789 Malvern Rd TOORAK 3142 (REI)

5/38 Wattletree Rd ARMADALE 3143 (REI)



Agent Comments

Price: \$325,000 Method: Private Sale Date: 31/08/2023 Property Type: Apartment

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



Propertydata

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