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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

11/11 Kooyong Road Armadale VIC 3143

1 1 1

Indicative Selling Price

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

Range between \$420,000 & \$460,000

Median Sale Price

\$617,500 Units in Armadale between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	12/35 Kooyong Road Armadale VIC 3143	Sold Price	\$420,000	Sold Date	05-Mar-19
	1 1 1			Distance	0.18km
	7/52 Sutherland Road Armadale VIC 3143	Sold Price ^{RS}	\$440,000	Sold Date	18-May-19
	1 1 1			Distance	0.44km
	13/33 Sutherland Road Armadale VIC 3143	Sold Price	\$465,000	Sold Date	23-Mar-19
	1 1 1			Distance	0.42km

RS = Recent sale UN = Undisclosed Sale

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