

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

11/11 Kooyong Road Armadale VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,250

Property type

Unit

Suburb

Armadale

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

12/35 Kooyong Road Armadale VIC 3143	\$420,000	05-Mar-19
13/33 Sutherland Road Armadale VIC 3143	\$465,000	23-Mar-19
7/52 Sutherland Road Armadale VIC 3143	\$440,000	18-May-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

12/35 Kooyong Road Armadale VIC 3143 Sold Price **\$420,000** Sold Date **05-Mar-19**

 1  1  1

Distance **0.18km**



13/33 Sutherland Road Armadale VIC 3143 Sold Price **\$465,000** Sold Date **23-Mar-19**

 1  1  1

Distance **0.43km**



7/52 Sutherland Road Armadale VIC 3143 Sold Price **\$440,000** Sold Date **18-May-19**

 1  1  1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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