

## 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 121 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000 & \$4,400,000

#### Median sale price

Median price \$2,247,500 House X Unit Suburb Armadale

Period - From 01/04/2017 to 30/06/2017 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	10 Seymour Av ARMADALE 3143	\$4,555,000	18/02/2017
2	241 Kooyong Rd TOORAK 3142	\$4,370,000	13/05/2017
3	15 Gladstone Av ARMADALE 3143	\$4,100,000	03/06/2017

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 779 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
June quarter 2017: \$2,247,500

## Comparable Properties



**10 Seymour Av ARMADALE 3143 (REI/VG)** [Agent Comments](#)



**Price:** \$4,555,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**241 Kooyong Rd TOORAK 3142 (REI)** [Agent Comments](#)



**Price:** \$4,370,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**15 Gladstone Av ARMADALE 3143 (REI)** [Agent Comments](#)



**Price:** \$4,100,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx