

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Penthouse/112 Kooyong Road, Armadale Vic 3143

Indicative selling price

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

Single price \$5,780,000

Median sale price

Median price \$747,000

Property Type Unit

Suburb Armadale

Period - From 01/04/2021

to 30/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7/42 Grange Rd TOORAK 3142	\$5,655,000	01/11/2020
2	1 Huntingtower Rd ARMADALE 3143	\$5,650,000	06/06/2021
3	101/32-36 Domain St SOUTH YARRA 3141	\$5,625,000	06/04/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/10/2021 12:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$5,780,000

Median Unit Price

June quarter 2021: \$747,000

Comparable Properties



7/42 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments

3 3 3

Price: \$5,655,000

Method: Private Sale

Date: 01/11/2020

Property Type: Apartment



1 Huntingtower Rd ARMADALE 3143 (REI)

Agent Comments

3 3 3

Price: \$5,650,000

Method: Private Sale

Date: 06/06/2021

Property Type: Apartment



101/32-36 Domain St SOUTH YARRA 3141 (VG) Agent Comments

3 - -

Price: \$5,625,000

Method: Sale

Date: 06/04/2020

Property Type: Flat/Unit/Apartment (Res)

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