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<br>Including suburb and postcode | 107/5-7 Kooyong Road, Armadale Vic 3143 |

## Indicative selling price

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

Range between $730,000 & $770,000

## Median sale price

Median price $715,000 Property Type Unit Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 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 | 4/525 High St PRAHRAN 3181 | $743,000 | 19/11/2024 |
| 2 | 106/525 High St PRAHRAN 3181 | $760,000 | 28/10/2024 |
| 3 | 5/25 Kooyong Rd ARMADALE 3143 | $720,000 | 25/09/2024 |

**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: 06/03/2025 12:46

# 107/5-7 Kooyong Road, Armadale Vic 3143

Walter Summons
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2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$730,000 - $770,000
**Median Unit Price**
December quarter 2024: $715,000

## Comparable Properties



**4/525 High St PRAHRAN 3181 (REI/VG)**

2 2 1

**Price:** $743,000
**Method:** Private Sale
**Date:** 19/11/2024
**Property Type:** Apartment

Agent Comments



**106/525 High St PRAHRAN 3181 (REI/VG)**

2 2 2

**Price:** $760,000
**Method:** Private Sale
**Date:** 28/10/2024
**Property Type:** Unit

Agent Comments



**5/25 Kooyong Rd ARMADALE 3143 (REI/VG)**

2 2 1

**Price:** $720,000
**Method:** Private Sale
**Date:** 25/09/2024
**Property Type:** Unit

Agent Comments



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