

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

11/23 KOORYONG 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Armadale

Period-from

01 Sep 2022

to

31 Aug 2023

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

17/47 KOORYONG ROAD ARMADALE VIC 3143	\$379,000	05-Jul-23
8/48 SUTHERLAND ROAD ARMADALE VIC 3143	\$390,000	19-Apr-23
1/1 CLENDON ROAD ARMADALE VIC 3143	\$385,000	08-May-23

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: 13 September 2023

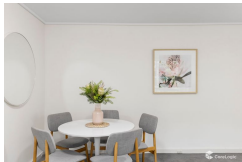


**17/47 KOORYONG ROAD
ARMADALE VIC 3143**

 1  1  1

Sold Price **\$379,000** Sold Date **05-Jul-23**

Distance **0.18km**



**8/48 SUTHERLAND ROAD
ARMADALE VIC 3143**

 1  1  1

Sold Price **\$390,000** Sold Date **19-Apr-23**

Distance **0.32km**



**1/1 CLENDON ROAD ARMADALE
VIC 3143**

 1  1  1

Sold Price **\$385,000** Sold Date **08-May-23**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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