

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

23/26 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$470,000 & \$490,000

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 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	6/62 Westbury St ST KILDA EAST 3183	\$480,000	05/05/2021
2	7/133 Alma Rd ST KILDA EAST 3183	\$480,000	14/04/2021
3	2/8 Grandview Gr PRAHRAN 3181	\$480,000	05/03/2021

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:

22/07/2021 15:18

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Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

June quarter 2021: \$747,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



6/62 Westbury St ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 05/05/2021

Property Type: Strata Flat - Single OYO Flat



7/133 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$480,000

Method: Private Sale

Date: 14/04/2021

Property Type: Apartment



2/8 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment