

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 9/47 Denbigh Road ARMADALE

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$600,000 & \$660,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$589,000 \*House \*Unit x Suburb ARMADALE  
Period - From to 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16/47 Denbigh Road ARMADALE 3143	\$716,000	16/02/2019
1/24 Valentine Grove ARMADALE 3143	\$685,000	29/11/2019
10/41 Kooyong Road ARMADALE 3143	\$650,000	23/02/2019

**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.