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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

14 Densham Road Armadale VIC 3143

3 2 1

Indicative Selling Price

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

Range between \$1,600,000 & \$1,700,000

Median Sale Price

\$1,740,000 Houses in Armadale between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



21 Bowen Street Prahran VIC 3181 Sold Price ^{RS} **\$1,620,000** ^{UN} Sold Date **11-May-19**

3 2 1

Distance **1.35km**



17 Railway Avenue Armadale VIC 3143 Sold Price **\$1,735,000** Sold Date **21-Jan-19**

3 2 1

Distance **1.6km**



661 High Street Prahran VIC 3181 Sold Price ^{RS} **\$1,760,000** Sold Date **25-May-19**

3 2 2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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