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
4/34 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price	$692,250	Property Type	Unit	Suburb	Armadale
Period - From	01/10/2020	to	30/09/2021	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	22/1 Duncraig Av ARMADALE 3143	$585,000	19/08/2021
2	11/2 Armadale St ARMADALE 3143	$555,000	18/12/2021
3	1/1 Oxford St MALVERN 3144	$550,000	18/10/2021

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:

19/01/2022 09:58

hockingstuart | belle PROPERTY

Andrew James
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Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending September 2021: $692,250

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Apartment
Agent Comments

Comparable Properties

22/1 Duncraig Av ARMADALE 3143 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $585,000
Method: Sold Before Auction
Date: 19/08/2021
Property Type: Apartment

Agent Comments

11/2 Armadale St ARMADALE 3143 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $555,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit

Agent Comments

1/1 Oxford St MALVERN 3144 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $550,000
Method: Private Sale
Date: 18/10/2021
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE   propertydata.com.au