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

13/47 Denbigh Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting			
Range betweer	\$790,000		&		\$850,000				
Median sale price									
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Armadale	
Period - From	01/10/2024	to	31/12/2024		So	ource	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.

Ade	Address of comparable property		Date of sale
1	2/24 Springfield Av TOORAK 3142	\$860,000	06/12/2024
2	2/18a Mercer Rd ARMADALE 3143	\$870,000	20/09/2024
3	8/70 Denbigh Rd ARMADALE 3143	\$820,000	14/09/2024

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:

05/03/2025 10:35



13/47 Denbigh Road, Armadale Vic 3143







Property Type: Apartment Agent Comments Michel Swainson 03 9509 0411 0447 612 166 michel.swainson@belleproperty.com

> Indicative Selling Price \$790,000 - \$850,000 Median Unit Price December quarter 2024: \$715,000

Comparable Properties

	2/24 Springfield Av TOORAK 3142 (REI/VG) 2 1 1 1 1 Price: \$860,000 Method: Expression of Interest Date: 06/12/2024 Property Type: Apartment	Agent Comments
	2/18a Mercer Rd ARMADALE 3143 (REI/VG) 2 1 1 1 1 Price: \$870,000 Method: Private Sale Date: 20/09/2024 Property Type: Apartment	Agent Comments
TTT	8/70 Denbigh Rd ARMADALE 3143 (REI/VG) 2 1 1 1 Price: \$820,000 Method: Private Sale Date: 14/09/2024 Property Type: Unit	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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