

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 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	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



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/24 Springfield Av TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Expression of Interest

**Date:** 06/12/2024

**Property Type:** Apartment



**2/18a Mercer Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment



**8/70 Denbigh Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 14/09/2024

**Property Type:** Unit

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