

# 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

4/15 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)

Single price

\$695,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Armadale

Period - From

01/01/2020

to

31/12/2020

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	15/12a ABeckett St PRAHRAN 3181	\$673,000	12/12/2020
2	3/20 Grandview Gr PRAHRAN 3181	\$682,500	09/12/2020
3	7/17 Irving Av PRAHRAN 3181	\$695,000	15/10/2020

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:

08/02/2021 09:32

4/15 Denbigh Road, Armadale Vic 3143

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$695,000

**Median Unit Price**

Year ending December 2020: \$690,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

15/12a ABeckett St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

**Price:** \$673,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Apartment



3/20 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

**Price:** \$682,500

**Method:** Sold Before Auction

**Date:** 09/12/2020

**Property Type:** Apartment



7/17 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 15/10/2020

**Property Type:** Apartment

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