Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

9 Armytage Avenue Dennington VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

	Single Price	\$450,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Prop	erty type		House	Suburb	Dennington
Period-from	01 Feb 2020	to	31 Jan 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2 Dennington Rise Dennington VIC 3280	\$422,000	11-Oct-19
146 Harrington Road Dennington VIC 3280	\$430,000	14-Nov-19
59 Adriana Crescent Dennington VIC 3280	\$445,000	15-Jan-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 February 2021



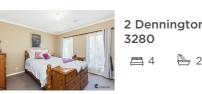
consumer.vic.gov.au



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2 Denn 3280	ington F	Rise Dennington VIC	Sold Price	\$422,000	Sold Date	11-Oct-19
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-	146 Hai VIC 328		Road Dennington	Sold Price	\$430,000	Sold Date	14-Nov-19
F		2	⇔ ²			Distance	0.16km



59 Adriana Crescent Dennington VIC 3280		Sold Price	^{RS} \$445,000 ^{UN}	Sold Date	15-Jan-21	
昌 3	2 🚔	ç; 2			Distance	0.24km

RS = Recent sale UN = Undisclosed Sale

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