

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

9/49a Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between

\$400,000

&

\$440,000

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	9/26 Wynnstay Rd PRAHRAN 3181	\$435,000	06/10/2021
2	7/2 Armadale St ARMADALE 3143	\$410,000	10/09/2021
3	4/38 Wattletree Rd ARMADALE 3143	\$397,000	25/08/2021

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:

18/10/2021 09:55



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Property Type: Apartment

Agent Comments

Comparable Properties



9/26 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$435,000

Method: Sold Before Auction

Date: 06/10/2021

Rooms: 2

Property Type: Apartment



7/2 Armadale St ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 10/09/2021

Property Type: Apartment



4/38 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$397,000

Method: Private Sale

Date: 25/08/2021

Property Type: Apartment