

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

20/74 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$360,000

&

\$370,000

Median sale price

Median price \$708,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2021

to 31/12/2021

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	17/311 Dandenong Rd PRAHRAN 3181	\$370,000	25/10/2021
2	2/384 Toorak Rd SOUTH YARRA 3141	\$367,000	02/02/2022
3	25/403 Toorak Rd SOUTH YARRA 3141	\$360,000	29/03/2022

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:

07/04/2022 12:06



Property Type: Flat

Land Size: 1096.715 sqm approx

Agent Comments

Comparable Properties



17/311 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 25/10/2021

Property Type: Apartment



2/384 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$367,000

Method: Sold Before Auction

Date: 02/02/2022

Property Type: Apartment



25/403 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 29/03/2022

Property Type: Unit