

## 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

2/74 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 \$357,500

**Median sale price**

Median price \$622,000

House

Unit

X

Suburb

Armadale

Period - From 01/10/2017

to

31/12/2017

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	6/4 Normanby St WINDSOR 3181	\$360,000	14/10/2017
2	24/789 Malvern Rd TOORAK 3142	\$355,000	18/09/2017
3	11/26 Lewisham Rd WINDSOR 3181	\$345,000	24/10/2017

**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.



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/4 Normanby St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$360,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 3

**Property Type:** Apartment



**24/789 Malvern Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$355,000

**Method:** Sold Before Auction

**Date:** 18/09/2017

**Rooms:** 3

**Property Type:** Apartment



**11/26 Lewisham Rd WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 24/10/2017

**Rooms:** -

**Property Type:** Apartment