

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 7/50 Denbigh Road Armadale

## Indicative selling price

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

Single price \$638,000

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price \$700,000

\*House

\*Unit x

Suburb Armadale

Period - From 04/01/2018

to 30/06/2018

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/47 Denbigh Rd Armadale 3143	\$765,000	23/06/2018
2/26 Denbigh Rd Armadale 3143	\$745,000	19/05/2018
11/17-19 Armadale St Armadale 3143	\$679,000	26/05/2018