

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

2/7 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$470,000 & \$500,000

Median sale price

Median price \$722,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2019

to 30/09/2020

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 | 5/30 Finlayson St, Malvern, Vic 3144, Australia | \$490,000 | 09/05/2020 |
| 2 | 3/6 Williams Rd PRAHRAN 3181 | \$495,000 | 27/10/2020 |
| 3 | 8/60 Chomley St PRAHRAN 3181 | \$513,000 | 27/06/2020 |

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:

06/11/2020 10:55

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

Year ending September 2020: \$722,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

5/30 Finlayson St, Malvern, Vic 3144, Australia (REI) Agent Comments

2 1 1

Price: \$490,000

Method:

Date: 09/05/2020

Property Type: Apartment

3/6 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Sold Before Auction

Date: 27/10/2020

Property Type: Apartment



8/60 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$513,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Unit