

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 5/9 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$597,750

Property Type Unit

Suburb Armadale

Period - From 01/07/2024

to 30/09/2024

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	1/18 Normanby St WINDSOR 3181	\$330,000	02/10/2024
2	7/44 Alexandra St ST KILDA EAST 3183	\$330,000	24/09/2024
3	14/27 St Georges Rd ARMADALE 3143	\$331,000	25/05/2024

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:

15/11/2024 09:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$335,000

Median Unit Price

September quarter 2024: \$597,750

Comparable Properties



1/18 Normanby St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 02/10/2024

Property Type: Apartment



7/44 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 24/09/2024

Property Type: Apartment

Land Size: 50 sqm approx



14/27 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$331,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300