Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/7 Denbigh Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$530,000		&		\$560,000			
Median sale price								
Median price	\$597,750	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/3 Rae Ct PRAHRAN 3181	\$586,000	23/11/2024
2	9/12 St James Rd ARMADALE 3143	\$560,000	19/10/2024
3	13/29 Kooyong Rd ARMADALE 3143	\$550,000	03/08/2024

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:

15/01/2025 16:11









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$530,000 - \$560,000 Median Unit Price September quarter 2024: \$597,750

Comparable Properties

5/3 Rae Ct PRAHRAN 3181 (REI) 2 1 1 1 Price: \$586,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit	Agent Comments
9/12 St James Rd ARMADALE 3143 (REI/VG) 2 1 1 1 Price: \$560,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit	Agent Comments
13/29 Kooyong Rd ARMADALE 3143 (REI/VG) 2 1 2 2 Price: \$550,000 Method: Auction Sale Date: 03/08/2024 Property Type: Apartment	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.