

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$560,000

### 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	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

## Comparable Properties



**5/3 Rae Ct PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$586,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** Unit



**9/12 St James Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$560,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Unit



**13/29 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Apartment