

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

1/46 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$631,500

House

Unit

X

Suburb

Armadale

Period - From 01/07/2017

to

30/09/2017

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	2/6 Lalbert Cr PRAHRAN 3181	\$1,337,500	25/09/2017
2	1/656 Inkerman Rd CAULFIELD NORTH 3161	\$1,448,000	23/07/2017
3	2/15 Carinya Cr CAULFIELD NORTH 3161	\$1,590,000	17/09/2017

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.



 3  2  1

Rooms:

Property Type: Flat

Land Size: 663.189 sqm approx

Agent Comments

Comparable Properties



2/6 Lalbert Cr PRAHRAN 3181 (REI)

Agent Comments

 2  1  2

Price: \$1,337,500

Method: Sold Before Auction

Date: 25/09/2017

Rooms: 5

Property Type: Apartment



1/656 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  2

Price: \$1,448,000

Method: Auction Sale

Date: 23/07/2017

Rooms: 6

Property Type: Apartment



2/15 Carinya Cr CAULFIELD NORTH 3161 (REI) **Agent Comments**

 3  2  2

Price: \$1,590,000

Method: Auction Sale

Date: 17/09/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 390 sqm approx