

# 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

1/49A 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 \$440,000 & \$475,000

### Median sale price

Median price \$692,500 Property Type Unit Suburb Armadale

Period - From 01/10/2023 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	8/22 Derby St ARMADALE 3143	\$443,000	12/09/2024
2	5/21 Lewisham Rd WINDSOR 3181	\$445,000	16/08/2024
3	6/21 Lewisham Rd WINDSOR 3181	\$477,000	12/10/2024

**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: 28/10/2024 13:45

1/49A Denbigh Road, Armadale Vic 3143

**belle**  
PROPERTY

Andrew James  
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0411 420 788

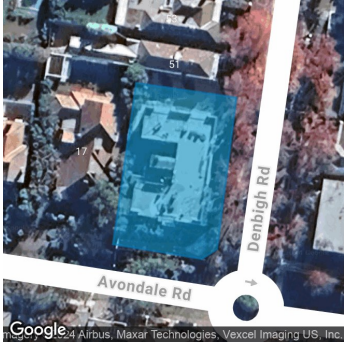
andrew.james@belleproperty.com

**Indicative Selling Price**

\$440,000 - \$475,000

**Median Unit Price**

Year ending September 2024: \$692,500



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/22 Derby St ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$443,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Unit



**5/21 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$445,000

**Method:** Private Sale

**Date:** 16/08/2024

**Property Type:** Apartment



**6/21 Lewisham Rd WINDSOR 3181 (REI)**

**Agent Comments**



**Price:** \$477,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** Apartment

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



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