



2 1 2

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**13/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 07/03/2017

**Rooms:** 4

**Property Type:** Apartment



**7/637 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** 2

**Property Type:** Apartment

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.

## 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

16/74 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

&amp;

\$460,000

**Median sale price**

Median price

\$652,000

Unit

X

Suburb

Armadale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

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.