

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

6/50 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$570,000

&

\$600,000

Median sale price

Median price \$617,750

Property Type Unit

Suburb Armadale

Period - From 01/07/2018

to 30/06/2019

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	8/6 Karbarook Av PRAHRAN 3181	\$575,000	27/06/2019
2	5/693 Malvern Rd TOORAK 3142	\$590,000	19/06/2019
3	6/597 Orrong Rd ARMADALE 3143	\$611,500	17/08/2019

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:

16/09/2019 12:17

6/50 Denbigh Road, Armadale Vic 3143

hockingstuart

Lauchlan Waterfield

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Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending June 2019: \$617,750



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/6 Karbarook Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 27/06/2019

Property Type: Apartment



5/693 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 19/06/2019

Rooms: 4

Property Type: Apartment



6/597 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$611,500

Method: Auction Sale

Date: 17/08/2019

Rooms: 4

Property Type: Apartment

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



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.