

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

20/26 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$692,250

Property Type Unit

Suburb Armadale

Period - From 01/10/2020

to 30/09/2021

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	1/1 Oxford St MALVERN 3144	\$550,000	18/10/2021
2	11/25 Gladstone Av ARMADALE 3143	\$545,000	30/08/2021
3	16/6-8 Avondale Rd ARMADALE 3143	\$535,000	27/11/2021

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:

30/11/2021 08:45



Property Type: Apartment

Agent Comments

Comparable Properties



1/1 Oxford St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 18/10/2021

Property Type: Apartment



11/25 Gladstone Av ARMADALE 3143 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 30/08/2021

Property Type: Strata Unit/Flat



16/6-8 Avondale Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$535,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Unit