Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	3/9 Denbigh Road, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

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

Single price \$319,000

Median sale price

Median price	\$616,500	Pro	perty Type U	nit		Suburb	Armadale
Period - From	01/04/2020	to	31/03/2021	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7/28 The Avenue WINDSOR 3181	\$325,000	17/03/2021
2	11/107 Williams Rd PRAHRAN 3181	\$317,000	28/01/2021
3			

OR

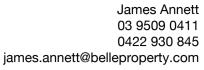
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/07/2021 09:53



Date of sale





Indicative Selling Price \$319,000 **Median Unit Price** Year ending March 2021: \$616,500



Property Type: Apartment **Agent Comments**

Comparable Properties



7/28 The Avenue WINDSOR 3181 (REI/VG)

Price: \$325,000 Method: Private Sale Date: 17/03/2021

Property Type: Apartment

Agent Comments

Agent Comments



11/107 Williams Rd PRAHRAN 3181 (VG)





Price: \$317,000 Method: Sale Date: 28/01/2021

Property Type: Strata Unit/Flat

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.

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



