

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 10/71 Denbigh Road, Armadale, Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$930,000 & \$980,000

Median sale price

Median price \$760,000 Property type Unit Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
5/1 Munro Street, Armadale	\$900,000	25/01/2024
5/33 Irving Rd, Toorak,	\$975000	04/11/2023
24/637 Orrong Road, Toorak	\$949,000	28/09/2023

This Statement of Information was prepared on: 14 March 2024