

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

4/5 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Armadale

Period - From 01/01/2021

to

31/03/2021

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	209/2 Hobson St SOUTH YARRA 3141	\$605,000	19/05/2021
2	13/99 Alma Rd ST KILDA EAST 3183	\$605,000	21/03/2021
3	23/99 Alma Rd ST KILDA EAST 3183	\$605,000	20/03/2021

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:

08/07/2021 11:49

4/5 Denbigh Road, Armadale Vic 3143



Oren Flamm

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Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

March quarter 2021: \$692,500



Property Type:

Agent Comments

Comparable Properties



209/2 Hobson St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$605,000

Method: Private Sale

Date: 19/05/2021

Property Type: Apartment



13/99 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 21/03/2021

Rooms: 4

Property Type: Apartment



23/99 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$605,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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.