

# 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

10/26 Denbigh Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$722,000 Property Type Unit Suburb Armadale

Period - From 01/10/2019 to 30/09/2020 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	9/26 Armadale St ARMADALE 3143	\$700,000	16/06/2020
2	12/58 Sutherland Rd ARMADALE 3143	\$755,000	14/10/2020
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.~~

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10/26 Denbigh Road, Armadale Vic 3143

Lauchlan Waterfield

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

Year ending September 2020: \$722,000



**Rooms:** 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**9/26 Armadale St ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$700,000

**Method:** Private Sale

**Date:** 16/06/2020

**Property Type:** Apartment



**12/58 Sutherland Rd ARMADALE 3143 (REI)**

**Agent Comments**



**Price:** \$755,000

**Method:** Private Sale

**Date:** 14/10/2020

**Property Type:** Apartment

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