

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

12/47 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Armadale

Period - From 01/01/2020 to 31/12/2020 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	10/201 Dandenong Rd WINDSOR 3181	\$760,000	20/03/2021
2	10/26 Denbigh Rd ARMADALE 3143	\$750,000	30/10/2020
3	11/38 Northcote Rd ARMADALE 3143	\$725,000	23/12/2020

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:

25/03/2021 15:04

**Rooms:** 4**Property Type:** Apartment

Agent Comments

Renovated top floor 2 bedroom security apartment that's full of dynamic style. Open and airy with a fabulous north facing living and dining area featuring bi-fold timber doors on to a sun-drenched balcony, a striking stone kitchen with stainless steel appliances, 2 big bedrooms (BIRs), a vogue bathroom with laundry area & a separate toilet. With beautiful leafy views, this solid brick sensation enjoys Spotted Gum floors, gas heating, R/C air cond & undercover parking. Quietly stroll to Armadale station, tram, cafes & parks.

Comparable Properties

**10/201 Dandenong Rd WINDSOR 3181 (REI)**

Agent Comments

**Price:** \$760,000**Method:** Auction Sale**Date:** 20/03/2021**Property Type:** Apartment**10/26 Denbigh Rd ARMADALE 3143 (REI/VG)**

Agent Comments

**Price:** \$750,000**Method:** Sold Before Auction**Date:** 30/10/2020**Property Type:** Apartment**11/38 Northcote Rd ARMADALE 3143 (VG)**

Agent Comments

**Price:** \$725,000**Method:** Sale**Date:** 23/12/2020**Property Type:** Strata Unit/Flat