

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

1/20 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$920,000

&

\$1,010,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Armadale

Period - From 23/05/2022

to

22/05/2023

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	4/75 Union St ARMADALE 3143	\$960,000	06/01/2023
2			
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:

23/05/2023 12:42



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Property Type: Apartment
Land Size: 102 sqm, Courtyard 30 sqm sqm approx
Agent Comments

Indicative Selling Price

\$920,000 - \$1,010,000

Median Unit Price

23/05/2022 - 22/05/2023: \$700,000

Comparable Properties



4/75 Union St ARMADALE 3143 (REI/VG)

Agent Comments

 2  2  2

Price: \$960,000
Method: Private Sale
Date: 06/01/2023
Property Type: Unit

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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