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**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/3-5 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/01/2017

**Rooms:** 3

**Property Type:** Apartment



**4/26 Gladstone Av ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** -

**Property Type:** Apartment



**3/8 Lambert Rd TOORAK 3142 (REI)**

Agent Comments

2 1 -

**Price:** \$408,000

**Method:** Auction Sale

**Date:** 11/03/2017

**Rooms:** 3

**Property Type:** Apartment

## 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

8/74 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)

Single price

\$439,000

**Median sale price**

Median price

\$652,000

Unit

X

Suburb

Armadale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/3-5 Chomley St PRAHRAN 3181	\$420,000	19/01/2017
4/26 Gladstone Av ARMADALE 3143	\$410,000	03/12/2016
3/8 Lambert Rd TOORAK 3142	\$408,000	11/03/2017