

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

2-Bedrooms, 2-Bathrooms, 2-Carparks Luxury apartments
ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,070,000

Property type

House

Suburb

Armadale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 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

14/13 DENBIGH ROAD ARMADALE VIC 3143	\$1,700,000	01-Nov-24
101/75 UNION STREET ARMADALE VIC 3143	\$1,450,000	29-Feb-24

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 6 months.

This Statement of Information was prepared on: 15 March 2025



**14/13 DENBIGH ROAD ARMADALE
VIC 3143**

Sold Price

\$1,700,000

Sold Date

01-Nov-24

 2

 2

 2

Distance

0.42km



**101/75 UNION STREET ARMADALE
VIC 3143**

Sold Price

\$1,450,000

Sold Date

29-Feb-24

 2

 2

 2

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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