

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 6/68 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$712,000 House Unit X Suburb Armadale

Period - From 01/04/2018 to 30/06/2018 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 14/32 The Avenue WINDSOR 3181	\$585,000	04/08/2018
2 7/50 Denbigh Rd ARMADALE 3143	\$580,000	29/08/2018
3 1/23 Northcote Rd ARMADALE 3143	\$570,000	21/08/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

June quarter 2018: \$712,000

Comparable Properties



14/32 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Apartment



7/50 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 29/08/2018

Rooms: 3

Property Type: Apartment



1/23 Northcote Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 21/08/2018

Rooms: -

Property Type: Apartment