

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

1/10 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$698,500

Property Type Unit

Suburb Armadale

Period - From 01/01/2024

to 31/12/2024

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	11/61 Kooyong Rd ARMADALE 3143	\$520,000	11/10/2024
2	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025
3	6/8 St James Rd ARMADALE 3143	\$549,500	12/10/2024

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:

24/02/2025 17:15

1/10 Denbigh Road, Armadale Vic 3143



James Annett
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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2024: \$698,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/61 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$520,000

Method: Private Sale

Date: 11/10/2024

Property Type: Apartment

Land Size: 3193 sqm approx



5/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment



6/8 St James Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$549,500

Method: Auction Sale

Date: 12/10/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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