#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	е
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Address	4/9 Denbigh Road, Armadale Vic 3143
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$540,000	&	\$590,000
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#### Median sale price

Median price	\$698,500	Pro	perty Type	Unit			Suburb	Armadale
Period - From	01/01/2024	to	31/12/2024		So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	12/1 Duncraig Av ARMADALE 3143	\$567,500	04/03/2025
2	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025
3	2/7 Denbigh Rd ARMADALE 3143	\$580,000	18/02/2025

#### 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:	21/03/2025 12:24



Date of sale



Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com

**Indicative Selling Price** \$540,000 - \$590,000 **Median Unit Price** Year ending December 2024: \$698,500





Rooms: 4

Property Type: Apartment **Agent Comments** 

## Comparable Properties



12/1 Duncraig Av ARMADALE 3143 (REI)

Price: \$567,500

Method: Sold Before Auction

Date: 04/03/2025 Property Type: Unit **Agent Comments** 



5/61 Kooyong Rd ARMADALE 3143 (REI)

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**Agent Comments** 

Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment

2/7 Denbigh Rd ARMADALE 3143 (REI/VG)

Price: \$580,000 Method: Private Sale Date: 18/02/2025

Property Type: Apartment

**Agent Comments** 

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





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