# 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

1/14 Denbigh Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$590,000		&		\$645,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/07/2022	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	4/1 Lansdowne Rd ST KILDA EAST 3183	\$649,500	18/04/2023
2	4/27 Newry St WINDSOR 3181	\$650,000	27/02/2023
3	8/1279 High St MALVERN 3144	\$655,000	29/04/2023

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:

25/07/2023 14:22







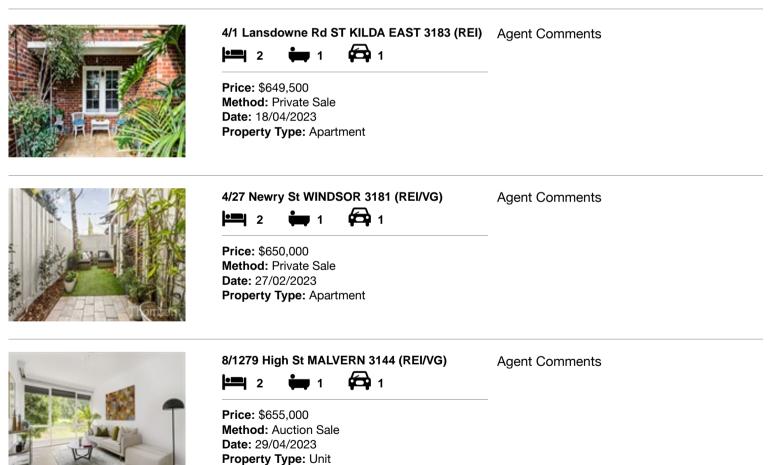


**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$590,000 - \$645,000 Median Unit Price Year ending June 2023: \$701,000

# **Comparable Properties**



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





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