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

1/26 Denbigh Road, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$687,500	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/10/2022	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	5/54 Sutherland Rd ARMADALE 3143	\$430,000	09/09/2023
2	2/52 Sutherland Rd ARMADALE 3143	\$425,000	09/09/2023
3	9/569 Orrong Rd ARMADALE 3143	\$420,000	25/08/2023

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:

13/11/2023 10:40









Property Type: Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending September 2023: \$687,500

Comparable Properties



5/54 Sutherland Rd ARMADALE 3143 (REI)



Price: \$430,000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit Agent Comments

Agent Comments



2/52 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$425,000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit



9/569 Orrong Rd ARMADALE 3143 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 25/08/2023 Property Type: Apartment

Account - Walsh Cairnes Kew | P: 03 98174401 | F: 03 9816 9171





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