

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

11/47 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Armadale

Period - From 01/10/2023 to 31/12/2023 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	12/60 Wattletree Rd ARMADALE 3143	\$875,000	23/03/2024
2	8/153 Kooyong Rd TOORAK 3142	\$871,000	03/11/2023
3	7/4 Avondale Rd ARMADALE 3143	\$802,000	16/03/2024

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: 11/04/2024 20:20



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Property Type: Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2023: \$760,000

Comparable Properties



12/60 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$875,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit



8/153 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$871,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



7/4 Avondale Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$802,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000