

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

15/10 DENBIGH ROAD ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

15/47 KOOYONG ROAD ARMADALE VIC 3143	\$415,000	19-Feb-24
201/523 DANDENONG ROAD ARMADALE VIC 3143	\$415,000	06-May-24
3/55 NORTHCOTE ROAD ARMADALE VIC 3143	\$414,000	13-May-24

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 6 months.

This Statement of Information was prepared on: 03 June 2024

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**15/47 KOOYONG ROAD
ARMADALE VIC 3143**

1 1 -

Sold Price **\$415,000** Sold Date **19-Feb-24**

Distance **0.34km**



**201/523 DANDENONG ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price ^{RS} **\$415,000**^{UN} Sold Date **06-May-24**

Distance **0.56km**



**3/55 NORTHCOTE ROAD
ARMADALE VIC 3143**

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Sold Price ^{RS} **\$414,000**^{UN} Sold Date **13-May-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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