

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

2/50 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$575,000 & \$630,000

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	11/8-10 Kelvin Gr PRAHRAN 3181	\$647,500	16/12/2023
2	9/1a Irving Av PRAHRAN 3181	\$600,000	03/02/2024
3	7/20 Wynnstay Rd PRAHRAN 3181	\$598,000	22/12/2023

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:

28/02/2024 16:42

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median Unit Price
December quarter 2023: \$760,000

Comparable Properties



11/8-10 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$647,500
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment



9/1a Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit



7/20 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$598,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140