

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

5/69 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,560,000

Property Type House

Suburb Armadale

Period - From 01/07/2023

to 30/09/2023

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	1/39 Grandview Gr PRAHRAN 3181	\$1,865,000	02/09/2023
2	32a Cromwell Rd SOUTH YARRA 3141	\$1,760,000	12/08/2023
3	1/12c Spring Rd MALVERN 3144	\$1,720,000	31/08/2023

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:

31/10/2023 14:17



3 2 2

Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

September quarter 2023: \$2,560,000

Comparable Properties



1/39 Grandview Gr PRAHRAN 3181 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,865,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



32a Cromwell Rd SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,760,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



1/12c Spring Rd MALVERN 3144 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,720,000

Method: Expression of Interest

Date: 31/08/2023

Property Type: Townhouse (Res)