Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/74 Denbigh Road, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$325,000		&		\$350,000					
Median sale pi	rice									
Median price	\$683,750	Pro	operty Type	Unit			Suburb	Armadale		
Period - From	01/01/2023	to	31/12/2023		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	26/66 Murray St PRAHRAN 3181	\$350,000	24/11/2023
2	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
3	13/789 Malvern Rd TOORAK 3142	\$335,000	08/01/2024

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:

05/02/2024 13:50



5/74 Denbigh Road, Armadale Vic 3143







Rooms: 2 Property Type: Apartment Land Size: 2194 sqm approx Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$325,000 - \$350,000 **Median Unit Price** Year ending December 2023: \$683,750

Comparable Properties



26/66 Murray St PRAHRAN 3181 (REI) **D** 1



Price: \$350,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$349,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment

1



13/789 Malvern Rd TOORAK 3142 (REI)

16/47 Kooyong Rd ARMADALE 3143 (REI)

6.



Agent Comments

Price: \$335.000 Method: Private Sale Date: 08/01/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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