

# 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

5/74 Denbigh Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000 & \$350,000

### Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 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	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



**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 2194 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$350,000

**Method:** Sold Before Auction

**Date:** 24/11/2023

**Property Type:** Apartment



**16/47 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$349,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment



**13/789 Malvern Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** Apartment