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	1/68 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Single price $820,000

Median sale price

Median price $685,000 Property Type Unit Suburb Armadale

Period - From 01/04/2023 to 31/03/2024 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	5/23-25 Rose St ARMADALE 3143	$825,000	13/03/2024
2	9/24 Tintern Av TOORAK 3142	$810,000	16/03/2024
3	7/4 Avondale Rd ARMADALE 3143	$802,000	16/03/2024

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: 22/04/2024 09:19

1/68 Denbigh Road, Armadale Vic 3143

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



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$820,000
Median Unit Price
Year ending March 2024: $685,000

Comparable Properties



5/23-25 Rose St ARMADALE 3143 (REI)

2 1 1

Price: $825,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment

Agent Comments



9/24 Tintern Av TOORAK 3142 (REI)

2 1 1

Price: $810,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment

Agent Comments



7/4 Avondale Rd ARMADALE 3143 (REI)

2 1 1

Price: $802,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit

Agent Comments

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