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	14/13 Denbigh Road, Armadale Vic 3143

Indicative selling price

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

Range between $1,650,000 & $1,795,000

Median sale price

Median price $1,753,500 Property Type Townhouse Suburb Armadale

Period - From 28/10/2023 to 27/10/2024 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	3/525 High St PRAHRAN 3181	$1,770,000	21/10/2024
2	4 Westbourne St PRAHRAN 3181	$1,710,000	19/10/2024
3	6/21 Mercer Rd ARMADALE 3143	$1,780,000	19/10/2024

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: 28/10/2024 13:47



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,650,000 - $1,795,000
Median Townhouse Price
28/10/2023 - 27/10/2024: $1,753,500

Comparable Properties



3/525 High St PRAHRAN 3181 (REI)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment

Agent Comments



4 Westbourne St PRAHRAN 3181 (REI)

2 2 -

Price: $1,710,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



6/21 Mercer Rd ARMADALE 3143 (REI)

3 2 1

Price: $1,780,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Townhouse (Res)

Agent Comments

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