

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

8/70 Denbigh Road, Armadale, VIC 3143

Indicative selling price

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

Single price

\$840,000

or range between

&

Median sale price

Median price

\$ 760,000

Property type

Unit

Suburb

Armadale

Period - From

04/09/2023

to

03/09/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/ 68 Denbigh Rd, Armadale Vic	\$870,000	27/04/2024
2	8/ 15 Denbigh Rd, Armadale Vic	\$845,000	20/07/2024
3	7/ 4 Avondale Rd, Armadale Vic	\$802,000	16/03/2024

This Statement of Information was prepared on:

04/09/2024