

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

38 ARMYTAGE AVENUE DENNINGTON VIC 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Dennington

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 BAUDIN COURT WARRNAMBOOL VIC 3280	\$615,000	26-Sep-22
2 SINGLETON COURT WARRNAMBOOL VIC 3280	\$595,000	11-Nov-21
2/87 ARDLIE STREET WARRNAMBOOL VIC 3280	\$630,000	03-Nov-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 05 October 2022


**4 BAUDIN COURT  
WARRNAMBOOL VIC 3280**
 3  2  2

 Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **26-Sep-22**

 Distance **2.58km**

**2 SINGLETON COURT  
WARRNAMBOOL VIC 3280**
 3  2  2

 Sold Price **\$595,000** Sold Date **11-Nov-21**

 Distance **2.51km**

**2/87 ARDLIE STREET  
WARRNAMBOOL VIC 3280**
 3  2  2

 Sold Price **\$630,000** Sold Date **03-Nov-21**

 Distance **2.83km**

RS = Recent sale

UN = Undisclosed Sale

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