

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

14/18 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$622,000

House

Unit

X

Suburb

Armadale

Period - From 01/10/2017

to

31/12/2017

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	2/26 Mercer Rd ARMADALE 3143	\$820,000	02/09/2017
2	5/754 High St ARMADALE 3143	\$845,000	14/10/2017
3	8/10 Hopetoun Rd TOORAK 3142	\$870,500	18/09/2017

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.



2 1 2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/26 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 4

Property Type: Apartment



5/754 High St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment



8/10 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$870,500

Method: Sold After Auction

Date: 18/09/2017

Rooms: -

Property Type: Apartment