

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Property offered for s        |                                      |
|-------------------------------|--------------------------------------|
| Address                       | 3/18a Mercer Road, Armadale Vic 3143 |
| Including suburb and postcode |                                      |
| pootoodo                      |                                      |
|                               |                                      |
| Indicative selling price      | ee ee                                |

#### For the magning of this price are consumer via govern/undergueting

| ror the meaning of this price see consumer.vic.gov.au/underquoting |           |   |           |  |  |
|--|-----------|---|-----------|--|--|
| Range between  | \$780,000 | & | \$830,000 |  |  |

#### Median sale price

| Median price  | \$712,000  | Hou | Ise        | Unit | Х      | Suburb | Armadale |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/04/2018 | to  | 30/06/2018 |      | 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.

| Ad | dress of comparable property  | Price     | Date of sale |
|----|-------------------------------|-----------|--------------|
| 1  | 2/26 Mercer Rd ARMADALE 3143  | \$820,000 | 22/02/2018   |
| 2  | 14/18 Mercer Rd ARMADALE 3143 | \$862,000 | 03/03/2018   |
| 3  | 4/6 Park St MALVERN 3144      | \$879,000 | 28/04/2018   |

#### 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.

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> **Indicative Selling Price** \$780,000 - \$830,000 **Median Unit Price** June quarter 2018: \$712,000





Rooms:

Property Type: Apartment Agent Comments

### Comparable Properties



2/26 Mercer Rd ARMADALE 3143 (REI)

Price: \$820,000 Method: Auction Sale Date: 22/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



14/18 Mercer Rd ARMADALE 3143 (REI)

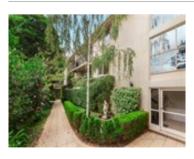


Price: \$862.000 Method: Auction Sale Date: 03/03/2018

Rooms: 5

**Property Type:** Apartment

**Agent Comments** 



4/6 Park St MALVERN 3144 (REI)

**-**2





Price: \$879,000 Method: Auction Sale Date: 28/04/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 

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