

## 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 3/18a Mercer Road, Armadale Vic 3143

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

#### Median sale price

Median price \$712,000 House Unit X 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.

	Address 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.



2 1 1

**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:** 22/02/2018

**Rooms:** -

**Property Type:** Apartment



**14/18 Mercer Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 2

**Price:** \$862,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 5

**Property Type:** Apartment



**4/6 Park St MALVERN 3144 (REI)**

**Agent Comments**

2 1 1

**Price:** \$879,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** 3

**Property Type:** Apartment