

## 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

10/19 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

\$700,000

&

\$770,000

#### 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	2/47 Denbigh Rd ARMADALE 3143	\$765,000	23/06/2018
2	4/31 Mercer Rd ARMADALE 3143	\$751,500	25/08/2018
3	2/26 Denbigh Rd ARMADALE 3143	\$745,000	19/05/2018

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.



3   
 1   
 1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

June quarter 2018: \$712,000

## Comparable Properties



**2/47 Denbigh Rd ARMADALE 3143 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** 3

**Property Type:** Apartment



**4/31 Mercer Rd ARMADALE 3143 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$751,500

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** Apartment



**2/26 Denbigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 1781 sqm approx