

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7/26 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$715,000 & \$785,000

Median sale price

Median price \$532,000 Unit X Suburb Armadale

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales

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
1/1 Duncraig Avenue, Armadale	\$727,000	13/04/2019
5/70 Denbigh Road, Armadale	\$745,000	06/02/2019
4/70 Denbigh Road, Armadale	\$765,000	06/02/2019