

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

4/2 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Armadale

Period - From 12/07/2020

to

11/07/2021

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	4/69 Denbigh Rd ARMADALE 3143	\$1,675,000	24/04/2021
2	2/20 Belmont Av GLEN IRIS 3146	\$1,650,000	03/02/2021
3			

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.

This Statement of Information was prepared on:

12/07/2021 10:32



 4  2.5  2

Property Type: Town House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median Unit Price

12/07/2020 - 11/07/2021: \$750,000

Comparable Properties



4/69 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

 3  2  2

Price: \$1,675,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Townhouse (Res)



2/20 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,650,000

Method: Private Sale

Date: 03/02/2021

Property Type: Townhouse (Single)

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.