

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

13/19 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$625,000

House

Unit

X

Suburb

Armadale

Period - From

01/04/2018

to

31/03/2019

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	5/22 Valentine Gr ARMADALE 3143	\$702,000	29/03/2019
2	4/537 Orrong Rd ARMADALE 3143	\$681,000	20/03/2019
3	10/41 Kooyong Rd ARMADALE 3143	\$650,000	23/02/2019

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.

13/19 Mercer Road, Armadale Vic 3143



2 1 0

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 2112.451 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending March 2019: \$625,000

Comparable Properties



5/22 Valentine Gr ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$702,000

Method: Auction Sale

Date: 29/03/2019

Rooms: -

Property Type: Apartment



4/537 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$681,000

Method: Private Sale

Date: 20/03/2019

Rooms: 4

Property Type: Apartment



10/41 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 3

Property Type: Apartment