

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

11/18a Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$708,000

Property Type Unit

Suburb Armadale

Period - From 01/10/2021

to 31/12/2021

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	11/54 Sutherland Rd ARMADALE 3143	\$475,000	06/12/2021
2	13/33 Sutherland Rd ARMADALE 3143	\$490,000	27/10/2021
3	6/45 Armadale St ARMADALE 3143	\$500,000	19/02/2022

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:

22/02/2022 10:22

11/18a Mercer Road, Armadale Vic 3143

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

December quarter 2021: \$708,000



Property Type: Apartment

Agent Comments

Comparable Properties



**11/54 Sutherland Rd ARMADALE 3143
(REI/VG)**

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 06/12/2021

Property Type: Apartment



**13/33 Sutherland Rd ARMADALE 3143
(REI/VG)**

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 27/10/2021

Property Type: Apartment



6/45 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525