

## 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 9/18 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)

Single price \$819,000

#### Median sale price

Median price \$689,000 House Unit X Suburb Armadale

Period - From 01/04/2017 to 31/03/2018 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 | 14/18 Mercer Rd ARMADALE 3143  | \$862,000 | 03/03/2018   |
| 2 | 2/21 Ashleigh Rd ARMADALE 3143 | \$832,000 | 17/02/2018   |
| 3 | 2/26 Mercer Rd ARMADALE 3143   | \$820,000 | 22/02/2018   |

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.



2 1 2

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**14/18 Mercer Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$862,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 5

**Property Type:** Apartment



**2/21 Ashleigh Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$832,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** 3

**Property Type:** Apartment



**2/26 Mercer Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** Apartment