### 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

1/25 Mercer Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$2,150,000	Pro	operty Type	Hou	ISE		Suburb	Armadale	
Period - From	01/07/2018	to	30/06/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	20 Silver St MALVERN 3144	\$2,200,000	01/06/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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:

16/09/2019 14:30



# Thomson:





Property Type: House (Res) Land Size: 395 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending June 2019: \$2,150,000

## **Comparable Properties**



20 Silver St MALVERN 3144 (REI)



Price: \$2,200,000 Method: Auction Sale Date: 01/06/2019 Property Type: Townhouse (Res) Land Size: 336 sqm approx Agent Comments

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.