

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

12a/18 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$683,500

Property Type

Unit

Suburb

Armadale

Period - From

01/04/2021

to

31/03/2022

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	2/47 Denbigh Rd ARMADALE 3143	\$792,500	07/05/2022
2	2/544 Orrong Rd ARMADALE 3143	\$774,000	14/05/2022
3	3/41 Sutherland Rd ARMADALE 3143	\$772,500	19/03/2022

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:

09/07/2022 16:12

Andrew James

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Indicative Selling Price

\$769,000

Median Unit Price

Year ending March 2022: \$683,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/47 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$792,500

Method: Auction Sale

Date: 07/05/2022

Property Type: Apartment



2/544 Orrong Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$774,000

Method: Sale

Date: 14/05/2022

Property Type: Strata Unit/Flat



3/41 Sutherland Rd ARMADALE 3143 (REI/VG) **Agent Comments**

2 1 2

Price: \$772,500

Method: Auction Sale

Date: 19/03/2022

Property Type: Unit

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