

# 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

11/31 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)

Range between \$700,000

&

\$750,000

### 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 | 3/23-25 St Georges Rd ARMADALE 3143 | \$740,000 | 02/04/2022   |
| 2 | 6/8-10 Sutherland Rd ARMADALE 3143  | \$728,000 | 26/02/2022   |
| 3 | 3/5 Armadale St ARMADALE 3143       | \$700,000 | 16/02/2022   |

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:

29/06/2022 16:09

Andrew James

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending March 2022: \$683,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/23-25 St Georges Rd ARMADALE 3143 (REI)** **Agent Comments**

2 1 1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** Unit



**6/8-10 Sutherland Rd ARMADALE 3143 (REI)** **Agent Comments**

2 1 1

**Price:** \$728,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** Apartment



**3/5 Armadale St ARMADALE 3143 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 16/02/2022

**Property Type:** Apartment

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