

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 4/24 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$747,000 Property type Unit Suburb Armadale

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
203/18 Spring Road, Malvern	\$1,932,000	19/07/2021
538 Orrong Road, Armadale	\$2,220,000	10/07/2021
2/67 Elizabeth Street, Malvern	\$2,000,000	30/04/2021

This Statement of Information was prepared on: 7 October 2021