# 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 | 12/19 Mercer Road, Armadale Vic 3143 |
|---|---|
| Including suburb and postcode | |

## Indicative selling price

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

Range between $550,000 & $605,000

## Median sale price

| Median price | $616,500 | Property Type | Unit | Suburb | Armadale |
|---|---|---|---|---|---|
| Period - From | 01/04/2020 | to | 31/03/2021 | 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 | 2/41 Kooyong Rd ARMADALE 3143 | $606,250 | 06/05/2021 |
| 2 | 5/527 Dandenong Rd ARMADALE 3143 | $590,000 | 29/04/2021 |
| 3 | 3/694 Orrong Rd TOORAK 3142 | $600,000 | 25/03/2021 |

**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:    03/06/2021 15:51

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🛏 **2**     🛁 **-**     🚗

**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$550,000 - $605,000
**Median Unit Price**
Year ending March 2021: $616,500

# Comparable Properties



### 2/41 Kooyong Rd ARMADALE 3143 (REI)

🛏 **2**     🛁 **1**     🚗 **1**

**Price:** $606,250
**Method:** Private Sale
**Date:** 06/05/2021
**Property Type:** Apartment

Agent Comments



### 5/527 Dandenong Rd ARMADALE 3143 (REI)

🛏 **2**     🛁 **1**     🚗 **1**

**Price:** $590,000
**Method:** Sold Before Auction
**Date:** 29/04/2021
**Rooms:** 3
**Property Type:** Apartment

Agent Comments

### 3/694 Orrong Rd TOORAK 3142 (VG)

🛏 **2**     🛁 **-**     🚗 **-**

**Price:** $600,000
**Method:** Sale
**Date:** 25/03/2021
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Biggin & Scott   | P: 9520 9000   | F: 9533 6140