

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

1/19 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$701,000 Property Type Unit Suburb Armadale

Period - From 01/07/2022 to 30/06/2023 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 | 1/20 Denbigh Rd ARMADALE 3143 | \$1,130,000 | 17/06/2023 |
| 2 | 5/11 Woorigoleen Rd TOORAK 3142 | \$1,097,000 | 20/07/2023 |
| 3 | 2/114 Kooyong Rd ARMADALE 3143 | \$1,000,000 | 07/08/2023 |

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:

29/08/2023 10:04



3 2.5 1

Property Type: Apartment

Comparable Properties



1/20 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Apartment



5/11 Woorigoleen Rd TOORAK 3142 (REI/VG)

Agent Comments

3 1 1

Price: \$1,097,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



2/114 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 07/08/2023

Property Type: Apartment

Account - Jellis Craig