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: 3/19 Mercer Road, Armadale Vic 3143

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $725,000 Property Type Unit Suburb Armadale

Period - From 01/04/2024 to 30/06/2024 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	2/34 Osborne Av GLEN IRIS 3146	$720,000	20/07/2024
2	6/41 Narong Rd CAULFIELD NORTH 3161	$660,000	22/05/2024
3	6/770 Malvern Rd ARMADALE 3143	$830,000	18/05/2024

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: 15/08/2024 16:10



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
June quarter 2024: $725,000

Comparable Properties



2/34 Osborne Av GLEN IRIS 3146 (REI)

3 1 1

Price: $720,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments



6/41 Narong Rd CAULFIELD NORTH 3161 (REI/VG)

3 1 1

Price: $660,000
Method: Private Sale
Date: 22/05/2024
Property Type: Apartment

Agent Comments

6/770 Malvern Rd ARMADALE 3143 (REI)

3 1 1

Price: $830,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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