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<br>Including suburb and postcode | 42 Mercer Road, Armadale Vic 3143 |

## Indicative selling price

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

Range between $3,300,000 & $3,500,000

## Median sale price

Median price $2,425,000 Property Type House Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 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 | 30 Alice St MALVERN 3144 | $3,390,000 | 22/02/2025 |
| 2 | 39 Power St TOORAK 3142 | $3,600,000 | 18/10/2024 |
| 3 | 15 Merriwee Cr TOORAK 3142 | $3,450,000 | 04/09/2024 |

**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: 03/03/2025 16:09

# 42 Mercer Road, Armadale Vic 3143



3 2 2

**Property Type:** House
**Land Size:** 354 sqm approx

Agent Comments

**Indicative Selling Price**
$3,300,000 - $3,500,000
**Median House Price**
December quarter 2024: $2,425,000

## Comparable Properties



**30 Alice St MALVERN 3144 (REI)**

4 4 2

**Price:** $3,390,000
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** Townhouse (Res)

Agent Comments



**39 Power St TOORAK 3142 (REI/VG)**

3 2 2

**Price:** $3,600,000
**Method:** Private Sale
**Date:** 18/10/2024
**Property Type:** House
**Land Size:** 364 sqm approx

Agent Comments



**15 Merriwee Cr TOORAK 3142 (REI/VG)**

3 3 2

**Price:** $3,450,000
**Method:** Expression of Interest
**Date:** 04/09/2024
**Property Type:** House (Res)
**Land Size:** 418 sqm approx

Agent Comments

**Account** - RT Edgar | P: 03 9826 1000

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