

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

105/8E EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Armadale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

404/1 EVERGREEN MEWS ARMADALE VIC 3143	\$715,000	27-Feb-24
209/1 EVERGREEN MEWS ARMADALE VIC 3143	\$700,000	08-Nov-24
4/3 EVERGREEN MEWS ARMADALE VIC 3143	\$750,000	12-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 18 March 2025



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**404/1 EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 2

Sold Price **\$715,000** Sold Date **27-Feb-24**

Distance **0km**



**209/1 EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$700,000** Sold Date **08-Nov-24**

Distance **0km**



**4/3 EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$750,000** Sold Date **12-Jan-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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