

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

301/6A 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

\$1,160,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2020

to

31 May 2021

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

1202/8A Evergreen Mews Armadale VIC 3143	\$1,200,000	05-Feb-21
303/960 High Street Armadale VIC 3143	\$1,337,000	12-Jan-21
13/610 Malvern Road Prahran VIC 3181	\$1,170,000	06-May-21

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: 25 June 2021



1202/8A Evergreen Mews Armadale VIC 3143 Sold Price **\$1,200,000** Sold Date **05-Feb-21**

3 2 2

Distance -



303/960 High Street Armadale VIC 3143 Sold Price **\$1,337,000** Sold Date **12-Jan-21**

3 2 2

Distance **0.69km**



13/610 Malvern Road Prahran VIC 3181 Sold Price **\$1,170,000** Sold Date **06-May-21**

3 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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