

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

203/8A 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,500

Property type

Unit

Suburb

Armadale

Period-from

01 Aug 2023

to

31 Jul 2024

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

1004/8C EVERGREEN MEWS ARMADALE VIC 3143	\$912,888	08-May-24
101/6C EVERGREEN MEWS ARMADALE VIC 3143	\$860,000	25-Sep-23
901/5 EVERGREEN MEWS ARMADALE VIC 3143	\$875,000	22-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: 06 August 2024



**1004/8C EVERGREEN MEWS
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$912,888** Sold Date **08-May-24**

Distance **0km**



**101/6C EVERGREEN MEWS
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$860,000** Sold Date **25-Sep-23**

Distance **0km**



**901/5 EVERGREEN MEWS
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$875,000** Sold Date **22-Jan-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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