

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

207/1196 HIGH STREET 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Armadale

Period-from

01 May 2023

to

30 Apr 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

304/3 EVERGREEN MEWS ARMADALE VIC 3143	\$585,000	05-Feb-24
206/7 EVERGREEN MEWS ARMADALE VIC 3143	\$482,000	28-Feb-24
104/6C EVERGREEN MEWS ARMADALE VIC 3143	\$480,000	07-Mar-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: 30 May 2024



**304/3 EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$585,000** Sold Date **05-Feb-24**

Distance **1.26km**



**206/7 EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$482,000** Sold Date **28-Feb-24**

Distance **1.26km**



**104/6C EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$480,000** Sold Date **07-Mar-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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