Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|----------|---------|----------|
|----------|---------|----------|

| Address | 203/8d Evergreen Mews, Armadale Vic 3143 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$489,000

Median sale price

| Median price \$683,500 | Pro | pperty Type U | Init | Su | uburb | Armadale |
|-------------------------|-------|---------------|------|--------|-------|----------|
| Period - From 01/04/202 | 21 to | 31/03/2022 | So | urceRE | ΞΙV | |

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

| 1 | 33/62 Wattletree Rd ARMADALE 3143 | \$500,000 | 17/03/2022 |
|---|-----------------------------------|-----------|------------|
| 2 | 2/2 May Gr SOUTH YARRA 3141 | \$515,000 | 05/03/2022 |
| 3 | 4/765 Malvern Rd TOORAK 3142 | \$525,000 | 10/12/2021 |

OR

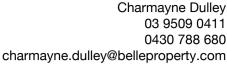
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 07/06/2022 09:28 |
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Date of sale





Indicative Selling Price \$489,000 **Median Unit Price** Year ending March 2022: \$683,500



Property Type: Apartment **Agent Comments**

Comparable Properties



33/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

Price: \$500,000

Method: Sold Before Auction

Date: 17/03/2022

Property Type: Apartment



2/2 May Gr SOUTH YARRA 3141 (REI/VG)



Price: \$515,000 Method: Auction Sale Date: 05/03/2022 Property Type: Unit

Agent Comments



4/765 Malvern Rd TOORAK 3142 (REI/VG)





Price: \$525.000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



