

# 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

404/5 Evergreen Mews, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price \$725,000 Property Type Unit Suburb Armadale

Period - From 10/09/2023 to 09/09/2024 Source REIV

### 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	Price	Date of sale
1	901/8c Evergreen Mews ARMADALE 3143	\$460,000	04/07/2024
2	402/8d Evergreen Mews ARMADALE 3143	\$490,000	20/06/2024
3	502/8b Evergreen Mews ARMADALE 3143	\$480,000	14/06/2024

**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: 10/09/2024 15:55



1   
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**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

10/09/2023 - 09/09/2024: \$725,000

## Comparable Properties

**901/8c Evergreen Mews ARMADALE 3143 (VG)** Agent Comments

1   
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**Price:** \$460,000

**Method:** Sale

**Date:** 04/07/2024

**Property Type:** Strata Unit/Flat



**402/8d Evergreen Mews ARMADALE 3143 (REI)** Agent Comments

1   
 1   
 1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 20/06/2024

**Property Type:** Apartment



**502/8b Evergreen Mews ARMADALE 3143 (REI/VG)** Agent Comments

1   
 1   
 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 14/06/2024

**Property Type:** Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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