

# 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

208/1 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 \$975,000

&

\$1,050,000

### Median sale price

Median price \$810,500

Property Type Unit

Suburb Armadale

Period - From 01/01/2020

to

31/03/2020

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	603/220 Commercial Rd PRAHRAN 3181	\$1,005,000	25/03/2020
2	6/286 Toorak Rd SOUTH YARRA 3141	\$1,000,000	09/05/2020
3	63/546 Toorak Rd TOORAK 3142	\$999,999	11/02/2020

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:

15/07/2020 12:50

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**Indicative Selling Price**

\$975,000 - \$1,050,000

**Median Unit Price**

March quarter 2020: \$810,500



2 2 2

**Property Type:** Strata Unit/Flat

**Land Size:** 112 sqm approx

Agent Comments

## Comparable Properties



**603/220 Commercial Rd PRAHRAN 3181 (VG)** Agent Comments

2 - -

**Price:** \$1,005,000

**Method:** Sale

**Date:** 25/03/2020

**Property Type:** Strata Unit/Flat



**6/286 Toorak Rd SOUTH YARRA 3141 (REI)** Agent Comments

2 2 2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 09/05/2020

**Rooms:** 4

**Property Type:** Apartment



**63/546 Toorak Rd TOORAK 3142 (REI/VG)** Agent Comments

2 2 2

**Price:** \$999,999

**Method:** Sale by Tender

**Date:** 11/02/2020

**Property Type:** Apartment