

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

502/8A 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

\$1,140,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Armadale

Period-from

01 Nov 2021

to

31 Oct 2022

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

201/6A EVERGREEN MEWS ARMADALE VIC 3143	\$1,150,000	02-Nov-22
1002/8A EVERGREEN MEWS ARMADALE VIC 3143	\$1,195,000	03-Oct-22
902/8A EVERGREEN MEWS ARMADALE VIC 3143	\$1,175,000	23-Jun-22

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: 09 November 2022



201/6A EVERGREEN MEWS ARMADALE VIC 3143

3 2 2

Sold Price ^{RS} \$1,150,000 ^{UN} Sold Date 02-Nov-22

Distance 0km

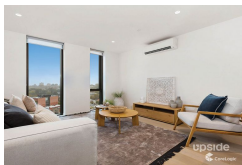


1002/8A EVERGREEN MEWS ARMADALE VIC 3143

3 2 2

Sold Price ^{RS} \$1,195,000 ^{UN} Sold Date 03-Oct-22

Distance 0km



902/8A EVERGREEN MEWS ARMADALE VIC 3143

3 2 2

Sold Price \$1,175,000 Sold Date 23-Jun-22

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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