

## 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

302/8D 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jan 2022

to

31 Dec 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

7/7 ELGIN AVENUE ARMADALE VIC 3143	\$470,000	02-Dec-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: 31 January 2023



**7/7 ELGIN AVENUE ARMADALE  
VIC 3143**

 1  1  1

Sold Price <sup>RS</sup> **\$470,000** <sup>UN</sup> Sold Date **02-Dec-22**

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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