## 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

401/8E Evergreen Mews, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	09/08/2023	to	08/08/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13/6 Karbarook Av PRAHRAN 3181	\$520,000	03/08/2024
2	9/5 Lansdowne Rd ST KILDA EAST 3183	\$485,000	26/06/2024
3	402/8d Evergreen Mews ARMADALE 3143	\$490,000	20/06/2024

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:

09/08/2024 09:26



401/8E Evergreen Mews, Armadale Vic 3143







Property Type: Strata Unit/Flat Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** 09/08/2023 - 08/08/2024: \$725,000

# **Comparable Properties**



13/6 Karbarook Av PRAHRAN 3181 (REI)



Price: \$520,000 Method: Auction Sale Date: 03/08/2024 Property Type: Apartment



9/5 Lansdowne Rd ST KILDA EAST 3183 (REI) Agent Comments





Price: \$485,000 Method: Sold Before Auction Date: 26/06/2024 Property Type: Unit



402/8d Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

Agent Comments



Price: \$490.000 Method: Private Sale Date: 20/06/2024 Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.