

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

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

Period - From 09/08/2023 to 08/08/2024 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	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



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**13/6 Karbarook Av PRAHRAN 3181 (REI)**

**Agent Comments**



**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**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 20/06/2024

**Property Type:** Apartment