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	107/1 Evergreen Mews, Armadale Vic 3143
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 &	\$950,000
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Median sale price

Median price	\$930,000	Pro	perty Type	Unit		Suburb	Armadale
Period - From	01/07/2022	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	18/881 High St ARMADALE 3143	\$940,000	19/10/2022
2	303/1 Evergreen Mews ARMADALE 3143	\$930,000	21/09/2022
3	1/31 Mercer Rd ARMADALE 3143	\$920,000	15/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/12/2022 14:43





Indicative Selling Price \$900,000 - \$950,000









Property Type: Strata Unit/Flat **Agent Comments**

Median Unit Price

September quarter 2022: \$930,000

Comparable Properties



18/881 High St ARMADALE 3143 (REI/VG)





Agent Comments

Price: \$940,000 Method: Private Sale Date: 19/10/2022

Property Type: Apartment



303/1 Evergreen Mews ARMADALE 3143

(REI/VG)





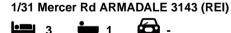
Price: \$930,000

Method: Sold Before Auction

Date: 21/09/2022

Property Type: Apartment

Agent Comments





Price: \$920.000 Method: Auction Sale Date: 15/10/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278



