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

101/8d Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between $700,000 & $760,000

Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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	103/8a Evergreen Mews ARMADALE 3143	$715,000	15/07/2024
2	303/6c Evergreen Mews ARMADALE 3143	$730,000	16/05/2024
3			

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: 23/09/2024 09:32

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101/8d Evergreen Mews, Armadale Vic 3143

🛏 2   🛁 2   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $760,000
Median Unit Price
June quarter 2024: $725,000

Comparable Properties

103/8a Evergreen Mews ARMADALE 3143 (REI)

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Agent Comments

Price: $715,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

303/6c Evergreen Mews ARMADALE 3143 (VG)

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Agent Comments

Price: $730,000
Method: Sale
Date: 16/05/2024
Property Type: Strata Unit/Flat

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.