

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

107/1 Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$930,000 Property 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	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 comparable properties 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



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

September quarter 2022: \$930,000

Comparable Properties



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

Agent Comments

2 2 2

Price: \$940,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment



303/1 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000

Method: Sold Before Auction

Date: 21/09/2022

Property Type: Apartment



1/31 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

3 1 -

Price: \$920,000

Method: Auction Sale

Date: 15/10/2022

Property Type: Unit

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