

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

503/6B EVERGREEN MEWS ARMADALE VIC 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Armadale

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

303/1 EVERGREEN MEWS ARMADALE VIC 3143	\$930,000	21-Sep-22
201/6A EVERGREEN MEWS ARMADALE VIC 3143	\$1,150,000	27-Oct-22
403/6B EVERGREEN MEWS ARMADALE VIC 3143	\$925,000	29-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 09 August 2023



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**303/1 EVERGREEN MEWS
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$930,000** Sold Date **21-Sep-22**

Distance **0km**



**201/6A EVERGREEN MEWS
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$1,150,000** Sold Date **27-Oct-22**

Distance **0km**



**403/6B EVERGREEN MEWS
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$925,000** Sold Date **29-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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