

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

503/3 Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between

\$1,285,000

 &

\$1,385,000

Median sale price

Median price

\$715,000

 Property Type

Unit

 Suburb

Armadale

Period - From

01/01/2024

 to

31/03/2024

 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	3/75 Union St ARMADALE 3143	\$1,360,000	08/03/2024
2	3/2 Kensington Rd SOUTH YARRA 3141	\$1,295,000	03/04/2024
3	4/11a Kooyong Rd CAULFIELD NORTH 3161	\$1,260,000	12/04/2024

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:

15/04/2024 22:03



Property Type: Apartment

Agent Comments

Comparable Properties



3/75 Union St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



3/2 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,295,000

Method: Private Sale

Date: 03/04/2024

Property Type: Apartment



4/11a Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,260,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Townhouse (Res)