

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

105/6A 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

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Armadale

Period-from

01 Aug 2023

to

31 Jul 2024

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

1004/8C EVERGREEN MEWS ARMADALE VIC 3143	\$912,888	08-May-24
101/715 MALVERN ROAD TOORAK VIC 3142	\$945,000	27-Mar-24
4/6 CROMWELL ROAD SOUTH YARRA VIC 3141	\$950,000	29-Feb-24

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: 30 August 2024

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**1004/8C EVERGREEN MEWS
 ARMADALE VIC 3143**

2 2 2

Sold Price **\$912,888** Sold Date **08-May-24**

Distance **0km**



**101/715 MALVERN ROAD TOORAK
 VIC 3142**

2 2 1

Sold Price **\$945,000** Sold Date **27-Mar-24**

Distance **0.33km**



**4/6 CROMWELL ROAD SOUTH
 YARRA VIC 3141**

2 1 1

Sold Price **\$950,000** Sold Date **29-Feb-24**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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