

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

303/3 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

\$1,254,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2022

to

31 May 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

205/6C EVERGREEN MEWS ARMADALE VIC 3143	\$1,250,000	06-Jun-23
10/3 WILKS STREET CAULFIELD NORTH VIC 3161	\$1,281,000	02-Apr-23
6/13-15 SUMMERS STREET PRAHRAN VIC 3181	\$1,250,000	09-Dec-22

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: 07 June 2023



**205/6C EVERGREEN MEWS
ARMADALE VIC 3143**

3 2 2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **06-Jun-23**

Distance **0km**



**10/3 WILKS STREET CAULFIELD
NORTH VIC 3161**

3 2 2

Sold Price **\$1,281,000** Sold Date **02-Apr-23**

Distance **1.18km**



**6/13-15 SUMMERS STREET
PRAHRAN VIC 3181**

3 2 2

Sold Price **\$1,250,000** Sold Date **09-Dec-22**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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