

## 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

603/8A EVERGREEN MEWS ARMADALE VIC 3143

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Armadale

Period-from

01 Nov 2023

to

31 Oct 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

404/1 EVERGREEN MEWS ARMADALE VIC 3143	\$715,000	27-Feb-24
4/3 EVERGREEN MEWS ARMADALE VIC 3143	\$750,000	12-Jan-24
303/6C EVERGREEN MEWS ARMADALE VIC 3143	\$730,000	16-May-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: 09 November 2024



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**404/1 EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price **\$715,000** Sold Date **27-Feb-24**

Distance **0km**

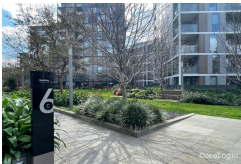


**4/3 EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price **\$750,000** Sold Date **12-Jan-24**

Distance **0km**



**303/6C EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price **\$730,000** Sold Date **16-May-24**

Distance **0km**



**103/8A EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **15-Jul-24**

Distance **0km**

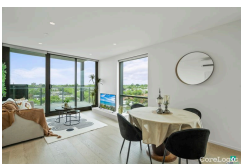


**104/8D EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price **\$725,000** Sold Date **29-May-24**

Distance **0km**



**1005/8C EVERGREEN MEWS  
 ARMADALE VIC 3143**

2 2 1

Sold Price **\$765,000** Sold Date **15-Feb-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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