

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 802/7 Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$930,000 & \$980,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Armadale

Period - From 04/11/2023 to 03/11/2024 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	4/1 Mayfield Av MALVERN 3144	\$985,500	27/10/2024
2	1/18 Ellesmere Rd WINDSOR 3181	\$940,000	25/10/2024
3			

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: 04/11/2024 13:39



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/1 Mayfield Av MALVERN 3144 (REI)

Agent Comments



Price: \$985,500

Method: Sold After Auction

Date: 27/10/2024

Property Type: Apartment



1/18 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$940,000

Method: Sold Before Auction

Date: 25/10/2024

Property Type: Apartment

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.