

## 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

803/8A 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

\$850,000

&

\$910,000

### 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

901/5 EVERGREEN MEWS ARMADALE VIC 3143	\$875,000	22-Jan-24
603/6B EVERGREEN MEWS ARMADALE VIC 3143	\$880,000	06-Jun-24
1004/8C EVERGREEN MEWS ARMADALE VIC 3143	\$912,888	08-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: 16 August 2024



**901/5 EVERGREEN MEWS  
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$875,000** Sold Date **22-Jan-24**

Distance **0km**



**603/6B EVERGREEN MEWS  
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$880,000** Sold Date **06-Jun-24**

Distance **0km**



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

 2  2  2

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

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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