

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 104/6A 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 \$1,435,000

Median sale price

Median price \$1,875,000 Property type House Suburb Armadale

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
10/21 Wynnstay Rd PRAHRAN 3181	\$1,450,000	09/11/2024
13/350 Toorak Rd SOUTH YARRA 3141	\$1,420,000	14/09/2024
204/6a Evergreen Mews ARMADALE 3143	\$1,460,000	20/08/2024

This Statement of Information was prepared on: 09/12/2024