

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

305/8E 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,750

Property type

Unit

Suburb

Armadale

Period-from

01 Jul 2021

to

30 Jun 2022

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

405/8C EVERGREEN MEWS ARMADALE VIC 3143	\$740,000	30-Jan-22
24/7-8 SYDNEY STREET PRAHRAN VIC 3181	\$710,000	19-Feb-22
2/8 SUTHERLAND ROAD ARMADALE VIC 3143	\$700,000	04-Jun-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: 13 July 2022



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**405/8C EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$740,000** Sold Date **30-Jan-22**

Distance -



**24/7-8 SYDNEY STREET PRAHRAN
VIC 3181**

2 2 1

Sold Price **\$710,000** Sold Date **19-Feb-22**

Distance **0.3km**



**2/8 SUTHERLAND ROAD
ARMADALE VIC 3143**

2 2 1

Sold Price ^{RS} **\$700,000** Sold Date **04-Jun-22**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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