

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

101/8E 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Armadale

Period-from

01 Feb 2024

to

31 Jan 2025

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

404/5 EVERGREEN MEWS ARMADALE VIC 3143	\$467,500	09-Oct-24
104/6C EVERGREEN MEWS ARMADALE VIC 3143	\$480,000	07-Mar-24
203/7 EVERGREEN MEWS ARMADALE VIC 3143	\$527,500	08-Jun-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.~~

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**404/5 EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$467,500** Sold Date **09-Oct-24**

Distance **0km**



**104/6C EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$480,000** Sold Date **07-Mar-24**

Distance **0km**



**203/7 EVERGREEN MEWS
ARMADALE VIC 3143**

1 1 1

Sold Price **\$527,500** Sold Date **08-Jun-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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