

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

102/3 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

\$910,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2024

to

31 Mar 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

402/6B EVERGREEN MEWS ARMADALE VIC 3143	\$965,000	26-Feb-25
802/7 EVERGREEN MEWS ARMADALE VIC 3143	\$885,000	13-Feb-25
202/7 EVERGREEN MEWS ARMADALE VIC 3143	\$895,000	29-Nov-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: 30 April 2025



402/6B EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **\$965,000** Sold Date **26-Feb-25**

Distance **0km**

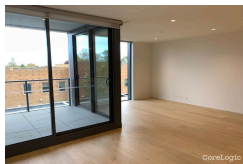


802/7 EVERGREEN MEWS ARMADALE VIC 3143

2 2 -

Sold Price **\$885,000** Sold Date **13-Feb-25**

Distance **0km**



202/7 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **\$895,000** Sold Date **29-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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