

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

104/7 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2024

to

31 May 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

102/3 EVERGREEN MEWS ARMADALE VIC 3143	\$940,000	17-May-25
402/6B EVERGREEN MEWS ARMADALE VIC 3143	\$965,000	26-Feb-25
802/7 EVERGREEN MEWS ARMADALE VIC 3143	\$885,000	13-Feb-25

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: 21 June 2025



**102/3 EVERGREEN MEWS
ARMADALE VIC 3143**

 2  2  2

Sold Price **\$940,000** Sold Date **17-May-25**

Distance **0km**



**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**

RS = Recent sale

UN = Undisclosed Sale

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