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

3/8c Evergreen Mews, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/04/2025	to	30/06/2025		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	901/7 Evergreen Mews ARMADALE 3143	\$850,000	26/03/2025
2	1/864 High St ARMADALE 3143	\$875,000	15/02/2025
3	13/60 Wattletree Rd ARMADALE 3143	\$890,000	09/05/2025

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 six months.

This Statement of Information was prepared on:

10/07/2025 13:06



3/8c Evergreen Mews, Armadale Vic 3143



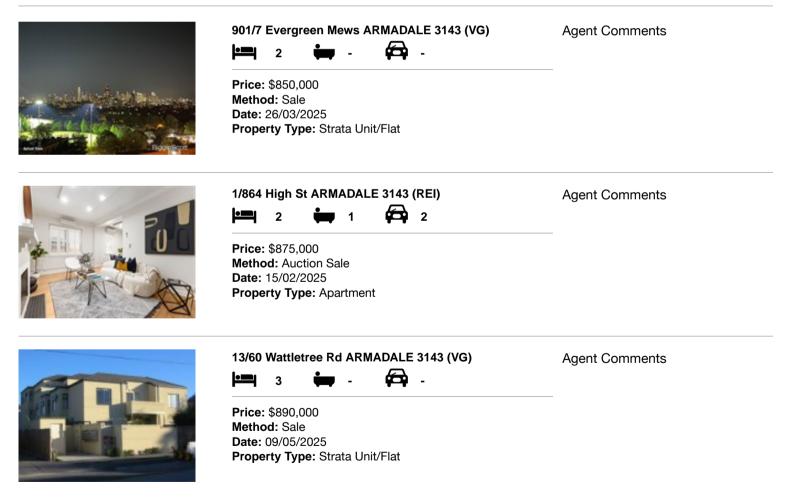


Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

> Indicative Selling Price \$850,000 - \$900,000 Median Unit Price June quarter 2025: \$690,000

Comparable Properties



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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