

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

503/6B 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

\$850,000

&

\$920,000

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

603/6B EVERGREEN MEWS ARMADALE VIC 3143	\$880,000	06-Jun-24
105/6A EVERGREEN MEWS ARMADALE VIC 3143	\$1,000,000	11-Sep-24
704/8E EVERGREEN MEWS ARMADALE VIC 3143	\$877,000	09-Sep-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: 07 February 2025



Alrick Fung
P 396299625
M 0414888289
E alrick.fung@dpgproperty.com



**603/6B EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 2

Sold Price **\$880,000** Sold Date **06-Jun-24**

Distance **0km**

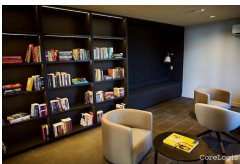


**105/6A EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 2

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **11-Sep-24**

Distance **0km**



**704/8E EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 2

Sold Price **\$877,000** Sold Date **09-Sep-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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