

## 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

1004/8C EVERGREEN MEWS ARMADALE VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Unit

Suburb

Armadale

Period-from

01 Apr 2023

to

31 Mar 2024

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

901/5 EVERGREEN MEWS ARMADALE VIC 3143	\$875,000	22-Jan-24
304/1 NORFOLK PLACE MALVERN VIC 3144	\$910,000	21-Nov-23
302/1228 MALVERN ROAD MALVERN VIC 3144	\$800,000	22-Feb-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: 12 April 2024

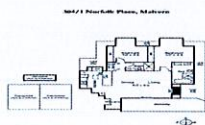


## 901/5 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **\$875,000** Sold Date **22-Jan-24**

Distance **0km**



## 304/1 NORFOLK PLACE MALVERN VIC 3144

2 2 2

Sold Price <sup>RS</sup> **\$910,000** Sold Date **21-Nov-23**

Distance **1.63km**



## 302/1228 MALVERN ROAD MALVERN VIC 3144

2 2 2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **22-Feb-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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