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

103/3 Evergreen Mews, Armadale Vic 3143

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$776,000	Pro	operty Type	Unit			Suburb	Armadale
Period - From	18/06/2023	to	17/06/2024		So	ource	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 sixmonths 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	503/3 Evergreen Mews ARMADALE 3143	\$1,300,000	12/06/2024
2	8/17 Como Av SOUTH YARRA 3141	\$1,160,000	15/06/2024
3			

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:

18/06/2024 14:59



103/3 Evergreen Mews, Armadale Vic 3143







Property Type: Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price 18/06/2023 - 17/06/2024: \$776,000





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.

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





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