

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$776,000 Property Type Unit Suburb Armadale

Period - From 18/06/2023 to 17/06/2024 Source 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.~~

	Address 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



Property Type:

Agent Comments

Comparable Properties



503/3 Evergreen Mews ARMADALE 3143 (REI) Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 12/06/2024

Property Type: Apartment



8/17 Como Av SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)

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.