

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

202/8a Evergreen Mews, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,099,000

Median sale price

Median price \$701,000

Property Type Unit

Suburb Armadale

Period - From 01/07/2022

to 30/06/2023

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.

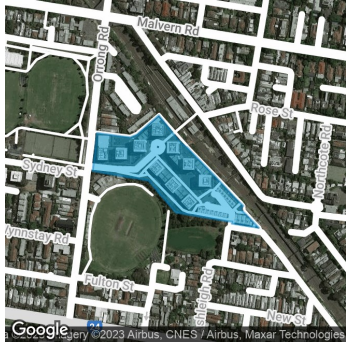
	Address of comparable property	Price	Date of sale
1	5/30 The Avenue WINDSOR 3181	\$1,250,000	15/09/2023
2	305/7 Evergreen Mews ARMADALE 3143	\$1,130,000	14/09/2023
3	106/1 Norfolk PI MALVERN 3144	\$1,120,000	25/08/2023

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:

19/09/2023 14:40



Property Type:

Agent Comments

Comparable Properties



5/30 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Apartment



305/7 Evergreen Mews ARMADALE 3143 (REI) Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 14/09/2023

Property Type: Apartment



106/1 Norfolk PI MALVERN 3144 (REI)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 25/08/2023

Property Type: Apartment

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