

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

204/6A 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

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

9/512 TOORAK ROAD TOORAK VIC 3142	\$1,800,000	13-Nov-23
31/546 TOORAK ROAD TOORAK VIC 3142	\$1,700,000	10-Nov-23

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: 26 April 2024



9/512 TOORAK ROAD TOORAK VIC 3142 Sold Price **\$1,800,000** Sold Date **13-Nov-23**

3 2 2

Distance **1.09km**



31/546 TOORAK ROAD TOORAK VIC 3142 Sold Price **\$1,700,000** Sold Date **10-Nov-23**

3 2 -

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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