

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

209/590 ORRONG ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jun 2023

to

31 May 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

404/1 EVERGREEN MEWS ARMADALE VIC 3143	\$715,000	27-Feb-24
4/3 EVERGREEN MEWS ARMADALE VIC 3143	\$750,000	12-Jan-24
305/8C EVERGREEN MEWS ARMADALE VIC 3143	\$695,000	07-Apr-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: 26 June 2024



**404/1 EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$715,000** Sold Date **27-Feb-24**

Distance **0.03km**



**4/3 EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$750,000** Sold Date **12-Jan-24**

Distance **0.03km**



**305/8C EVERGREEN MEWS
ARMADALE VIC 3143**

2 2 1

Sold Price **\$695,000** Sold Date **07-Apr-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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