

# 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

304/8c Evergreen Mews, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$694,444 Property Type Unit Suburb Armadale

Period - From 01/04/2022 to 31/03/2023 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	203/687 Toorak Rd KOOYONG 3144	\$805,000	27/04/2023
2	804/105 High St PRAHRAN 3181	\$760,000	21/04/2023
3	1/507 Dandenong Rd ARMADALE 3143	\$750,000	06/04/2023

**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:

15/05/2023 15:27



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**203/687 Toorak Rd KOOYONG 3144 (REI)**

Agent Comments



**Price:** \$805,000

**Method:** Private Sale

**Date:** 27/04/2023

**Property Type:** Apartment



**804/105 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 21/04/2023

**Property Type:** Apartment



**1/507 Dandenong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** Apartment

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