

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 502/8B Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$470,000 & \$500,000

Median sale price

Median price \$683,750 Property Type Unit Suburb Armadale

Period - From 01/01/2023 to 31/12/2023 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	4/765 Malvern Rd TOORAK 3142	\$500,000	27/03/2024
2	102/69 Newry St WINDSOR 3181	\$495,000	01/12/2023
3	104/6c Evergreen Mews ARMADALE 3143	\$480,000	01/03/2024

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: 02/04/2024 10:08

502/8B Evergreen Mews, Armadale Vic 3143



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
Year ending December 2023: \$683,750

Comparable Properties



4/765 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment



102/69 Newry St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment



104/6c Evergreen Mews ARMADALE 3143 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 01/03/2024
Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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