

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

601/8C 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

\$500,000

&

\$550,000

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

4/765 MALVERN ROAD TOORAK VIC 3142	\$500,000	27-Mar-24
102/6 CROMWELL ROAD SOUTH YARRA VIC 3141	\$525,000	01-Mar-24
919/32 BRAY STREET SOUTH YARRA VIC 3141	\$507,000	23-Mar-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.~~

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**4/765 MALVERN ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **27-Mar-24**

Distance **0.4km**



**102/6 CROMWELL ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price **\$525,000** Sold Date **01-Mar-24**

Distance **1.36km**



**919/32 BRAY STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price **\$507,000** Sold Date **23-Mar-24**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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