

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

506/7 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Armadale

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/6B Evergreen Mews Armadale VIC 3143	\$625,000	12-Apr-21
503/8C Evergreen Mews Armadale VIC 3143	\$550,000	28-Jun-21
1/32 Wynnstay Road Prahran VIC 3181	\$544,500	12-Apr-21

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: 08 October 2021



**3/6B Evergreen Mews Armadale
VIC 3143**

Sold Price

\$625,000

Sold Date

12-Apr-21

1 1 1

Distance

-



**503/8C Evergreen Mews Armadale
VIC 3143**

Sold Price

\$550,000

Sold Date

28-Jun-21

1 1 1

Distance

-



**1/32 Wynnstay Road Prahran VIC
3181**

Sold Price

\$544,500

Sold Date

12-Apr-21

1 1 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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