

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

504/3 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Armadale

Period-from

01 Jul 2020

to

30 Jun 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

104/3 Evergreen Mews Armadale VIC 3143	\$585,000	01-Sep-20
3/6B Evergreen Mews Armadale VIC 3143	\$625,000	12-Apr-21
703/8C Evergreen Mews Armadale VIC 3143	\$610,000	04-Jun-20

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: 15 July 2021



**104/3 Evergreen Mews Armadale
VIC 3143**

1 1 1

Sold Price

\$585,000

Sold Date

01-Sep-20

Distance

-



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

1 1 1

Sold Price

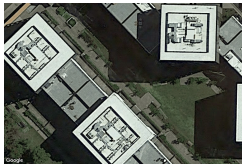
\$625,000

Sold Date

12-Apr-21

Distance

-



**703/8C Evergreen Mews Armadale
VIC 3143**

1 1 -

Sold Price

\$610,000

Sold Date

04-Jun-20

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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