

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

1002/8A 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

\$1,150,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,750

Property type

Unit

Suburb

Armadale

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/535 ORRONG ROAD ARMADALE VIC 3143	\$1,102,000	28-May-22
3/27 GRANDVIEW GROVE PRAHRAN VIC 3181	\$1,150,000	05-Mar-22
10/18 SPRINGFIELD AVENUE CROYDON VIC 3136	-	-

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: 14 July 2022



4/535 ORRONG ROAD ARMADALE VIC 3143 Sold Price **\$1,102,000** Sold Date **28-May-22**

3 1 1

Distance -



3/27 GRANDVIEW GROVE PRAHRAN VIC 3181 Sold Price **\$1,150,000** Sold Date **05-Mar-22**

2 1 1

Distance -



10/18 SPRINGFIELD AVENUE CROYDON VIC 3136 Sold Price - Sold Date -

- 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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