

# 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

902/8A EVERGREEN MEWS ARMADALE VIC 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,185,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,585,000

Property type

Other

Suburb

Armadale

Period-from

01 Apr 2021

to

31 Mar 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

2 OSMENT STREET ARMADALE VIC 3143	\$1,850,000	11-Dec-21
202/75 UNION STREET ARMADALE VIC 3143	\$1,820,000	15-Feb-22
10/225 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$1,500,000	16-Dec-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: 26 April 2022



**2 OSMENT STREET ARMADALE VIC 3143** Sold Price **\$1,850,000** Sold Date **11-Dec-21**

3 2 2

Distance -



**202/75 UNION STREET ARMADALE VIC 3143** Sold Price <sup>RS</sup> **\$1,820,000** <sup>UN</sup> Sold Date **15-Feb-22**

3 2 2

Distance -



**10/225 WILLIAMS ROAD SOUTH YARRA VIC 3141** Sold Price **\$1,500,000** Sold Date **16-Dec-21**

3 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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