

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

4/6a Evergreen Mews, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,150,000

Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Armadale

Period - From

01/07/2023

to

30/06/2024

Source

REIV

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 six 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
1	10/379 Toorak Rd SOUTH YARRA 3141	\$1,178,000	05/09/2024
2	103/3 Evergreen Mews ARMADALE 3143	\$1,190,000	25/07/2024
3			

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 six months.~~

This Statement of Information was prepared on:

23/09/2024 15:22



2
 2
 2

Rooms: 3
Property Type: Apartment
Agent Comments

Spacious ground floor apartment with huge backyard

Indicative Selling Price
 \$1,150,000
Median Unit Price
 Year ending June 2024: \$760,000

Comparable Properties



10/379 Toorak Rd SOUTH YARRA 3141 (REI) [Agent Comments](#)

2
 1
 1

Price: \$1,178,000
Method: Private Sale
Date: 05/09/2024
Property Type: Unit



103/3 Evergreen Mews ARMADALE 3143 (REI/VG) [Agent Comments](#)

3
 2
 2

Price: \$1,190,000
Method: Private Sale
Date: 25/07/2024
Property Type: Apartment

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 six months.