

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 102/8B Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Armadale

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

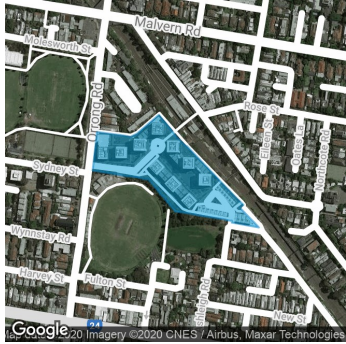
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	104/3 Evergreen Mews ARMADALE 3143	\$585,000	18/09/2020
2	6/157 Peel St WINDSOR 3181	\$530,000	06/05/2020
3	203/8d Evergreen Mews ARMADALE 3143	\$515,000	14/07/2020

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: 15/10/2020 14:59



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2020: \$577,500

Comparable Properties



104/3 Evergreen Mews ARMADALE 3143 (REI) Agent Comments



Price: \$585,000
Method: Private Sale
Date: 18/09/2020
Property Type: Apartment



6/157 Peel St WINDSOR 3181 (REI/VG) Agent Comments



Price: \$530,000
Method: Private Sale
Date: 06/05/2020
Property Type: Apartment



203/8d Evergreen Mews ARMADALE 3143 (REI) Agent Comments



Price: \$515,000
Method: Private Sale
Date: 14/07/2020
Property Type: Apartment