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	101/6C 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	$800,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,500	Property type	Unit	Suburb	Armadale
Period-from	01 Sep 2022	to	31 Aug 2023	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
602/5 EVERGREEN MEWS ARMADALE VIC 3143	$890,000	13-Apr-23
5/48 BALACLAVA ROAD ST KILDA EAST VIC 3183	$875,000	09-Jul-23

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: 18 September 2023

RT Edgar

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602/5 EVERGREEN MEWS ARMADALE VIC 3143

2 2 2

Sold Price **$890,000** Sold Date **13-Apr-23**

Distance **0km**



5/48 BALACLAVA ROAD ST KILDA EAST VIC 3183

2 2 2

Sold Price **$875,000** Sold Date **09-Jul-23**

Distance **2.12km**

RS = Recent sale **UN** = Undisclosed Sale

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