

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

306/7 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

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

8/26 GRANDVIEW GROVE PRAHRAN VIC 3181	\$491,000	27-Oct-21
30/43 GRANDVIEW GROVE PRAHRAN VIC 3181	\$454,000	20-Nov-21
402/8E EVERGREEN MEWS ARMADALE VIC 3143	\$510,000	01-Nov-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



**8/26 GRANDVIEW GROVE
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$491,000** Sold Date **27-Oct-21**

Distance **0.48km**



**30/43 GRANDVIEW GROVE
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$454,000** Sold Date **20-Nov-21**

Distance **0.59km**



**402/8E EVERGREEN MEWS
ARMADALE VIC 3143**

 1  1  1

Sold Price **\$510,000** Sold Date **01-Nov-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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