

# 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

704/8c 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)

Range between \$830,000 & \$880,000

### 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	43/26 Porter St PRAHRAN 3181	\$850,000	10/06/2024
2	1004/8c Evergreen Mews ARMADALE 3143	\$912,888	22/05/2024
3	103/638 Malvern Rd PRAHRAN 3181	\$910,000	06/05/2024

**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:

04/09/2024 15:44



2   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$830,000 - \$880,000

**Median Unit Price**

Year ending June 2024: \$760,000

## Comparable Properties



**43/26 Porter St PRAHRAN 3181 (REI)**

Agent Comments

2   
 2   
 2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 10/06/2024

**Property Type:** Apartment



**1004/8c Evergreen Mews ARMADALE 3143 (REI/VG)**

Agent Comments

2   
 2   
 2

**Price:** \$912,888

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** Apartment



**103/638 Malvern Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

2   
 2   
 2

**Price:** \$910,000

**Method:** Private Sale

**Date:** 06/05/2024

**Property Type:** Unit

Account - Little Real Estate | P: 07 3037 0255