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

5/6b Evergreen Mews, Armadale Vic 3143

Indicative selling price

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

Range between | $1,850,000 | & | $1,975,000

Median sale price

| Median price | $617,750 | Property Type | Unit | Suburb | Armadale |

| Period - From | 01/07/2018 | to | 30/06/2019 | 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	6/57 Orrong Cr CAULFIELD NORTH 3161	$2,100,000	02/06/2019
2	2/2a Iona Av TOORAK 3142	$1,985,000	18/04/2019
3	1/1075 Malvern Rd TOORAK 3142	$1,800,000	13/04/2019

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: | 30/09/2019 14:38

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,850,000 - $1,975,000
Median Unit Price
Year ending June 2019: $617,750

Comparable Properties

6/57 Orrong Cr CAULFIELD NORTH 3161 (REI)

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Price: $2,100,000
Method: Auction Sale
Date: 02/06/2019
Rooms: 5
Property Type: Apartment

Agent Comments

2/2a Iona Av TOORAK 3142 (REI)

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Price: $1,985,000
Method: Private Sale
Date: 18/04/2019
Property Type: Apartment

Agent Comments

1/1075 Malvern Rd TOORAK 3142 (REI/VG)

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Price: $1,800,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000