

# 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

7/1 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)

Single price

\$1,185,000

### Median sale price

Median price

\$633,500

Property Type

Unit

Suburb

Armadale

Period - From

14/01/2019

to

13/01/2020

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	202/17 Somers Av MALVERN 3144	\$1,332,000	16/11/2019
2	14/30 Lansell Rd TOORAK 3142	\$1,200,000	16/11/2019
3	204/7 Evergreen Mews ARMADALE 3143	\$975,000	06/12/2019

**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:

14/01/2020 11:33



 2  
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**Property Type:** Apartment  
**Land Size:** 153 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,185,000  
**Median Unit Price**  
 14/01/2019 - 13/01/2020: \$633,500

## Comparable Properties



202/17 Somers Av MALVERN 3144 (REI)

Agent Comments

 2  
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  2

**Price:** \$1,332,000  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** Apartment



14/30 Lansell Rd TOORAK 3142 (REI)

Agent Comments

 2  
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**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** Apartment



204/7 Evergreen Mews ARMADALE 3143 (REI) Agent Comments

 2  
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**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 06/12/2019  
**Rooms:** 4  
**Property Type:** Apartment