

Erik Zhang 0396706409 0415666968 erik.z@boltpropertygroup.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

					Sec	tion 47	AF of th	e Estate	Agents	Act 1980	
Property offer	ed for s	sale									
Address Including suburb and postcode		602/7 Evergreen Mews, Armadale VIC 3143									
Indicative sell	ing pri	се									
For the meaning	of this p	orice see co	onsumer.vic	c.gov.au/	/underd	quoting					
Range between \$1,150		0,000 &			\$1,265,000						
Median sale p	rice										
Median price \$725,75		50 H	House		Unit X			Suburb	Armadale		
Period - From	01/04/2	o17 to 30/06/2017			Source			1			
Comparable p	roperty	/ sales (*D	elete A o	r B belo	ow as	applical	ble)				
	that the	nree proper estate age									
Address of comparable property							Р	rice	Dat	e of sale	
1											
2											
3											
OR											
B * The esta	ate ager	nt or agent's	s representa	ative rea	sonabl	v believe	s that fe	wer than t	nree con	nparable	

properties were sold within two kilometres of the property for sale in the last six months.

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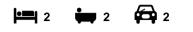
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> Indicative Selling Price \$1,150,000 - \$1,265,000 Median Unit Price June quarter 2017: \$725,750





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



1.03/75 Union St ARMADALE 3143 (REI)

2 2 2 2

Price: \$1,350,000 Method: Private Sale Date: 12/09/2017

Rooms: 3

Property Type: Apartment

Agent Comments



2/619 Toorak Rd TOORAK 3142 (REI)

□ 2 **□** 2 **□** 2

Price: \$1,140,000 **Method:** Auction Sale **Date:** 02/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments

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.

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