

RT Edgar

STATEMENT OF INFORMATION

16th April, 2018

Property offered for sale

2/770 Malvern Road, Armadale

Indicative selling price

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

Range
Between \$750,000 & \$800,000

Median sale price

Median price \$622,000 House Unit X Suburb Armadale

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Toorak) estate agent and Holly Gillham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/267 Williams Road, South Yarra	\$785,000	04/11/2017
2 7/377 Dandenong Road, Armadale	\$798,000	17/02/2018
3 2/21 Ashleigh Road, Armadale	\$832,000	17/02/2018