

RT Edgar

STATEMENT OF INFORMATION

31 January 2018

Property offered for sale

62 Kooyong Road, Armadale VIC 3143

Indicative selling price

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

Single price \$2,600,000

Median sale price

Median price \$2,480,000 House 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 Mark Wridgway consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Harvey Street, Malvern	\$3,500,000	18/11/2017
2 42 Llaneast Street, Armadale	\$3,192,000	23/09/2017
3 707 Toorak Road, Malvern	\$3,080,000	23/08/2017