

# RT Edgar

## STATEMENT OF INFORMATION

9 April 2018

### Property offered for sale

39 New Street, 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 \$1,150,000

### 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

A. 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 James Paull consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 61 Pridham Street, Prahran VIC 3181	\$1,126,000	02/12/2017
2 5 Bayview Street, Prahran VIC 3181	\$1,030,000	04/12/2017
3 28 Bowden Street, Prahran VIC 3181	\$1,018,000	24/02/2018