

RT Edgar

STATEMENT OF INFORMATION

19 March 2018

Property offered for sale

38 Clarendon Street, Armadale

Indicative selling price

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

Range
between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,110,000 House X Unit Suburb Armadale

Period - From 01/01/2017 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 Tim Wilson consider to be most comparable to the property for sale.

Address of comparable property,	Price	Date of sale
1 18 Hornsby Street, Malvern	\$2,500,000	02/03/2018
2 33 Hume Street, Armadale	\$2,470,000	08/12/2017
3 1/761 Malvern Road, Toorak	\$2,350,000	28/02/2018