

RT Edgar

STATEMENT OF INFORMATION

22 February 2018

Property offered for sale

4/51 Wattletree Road, Armadale 3143

Indicative selling price

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

Range
between \$960,000 & \$1,056,000

Median sale price

Median price	\$663,750	House	Unit	X	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 Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/868 High Street, Armadale	\$1,020,000	02/12/2017
2 6/371 Dandenong Road, Armadale	\$1,000,000	02/12/2017
3 1/94-98 Wattletree Road, Armadale	\$930,000	28/10/2017