

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

41 New Street, Armadale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price  
Between \$1,500,000 & \$1,600,000

### Median sale price

Median price	\$2,467,500	Property Type	House	Suburb	Armadale
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Period - From	01/07/2019	to	30/09/2019	Source	REIV
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### 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 32 Fulton Street, Armadale	\$1,510,000	17/08/2019
2 9 Woodfull Street, Prahran	\$1,570,000	15/08/2019
3 11 Barkly Avenue, Armadale	\$1,605,000	18/05/2019

This Statement of Information was prepared on

25/10/2019