

# RT Edgar

## STATEMENT OF INFORMATION

20<sup>th</sup> March, 2019

### Property offered for sale

2 Densham Road, Armadale

### Indicative selling price

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

Range  
between \$1,550,000

### Median sale price

Median price	\$2,425,500	House	X	Unit	Suburb	Armadale
Period - From	01/10/2017	to	30/09/2018	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 Holly Gillham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 22 Gladstone Avenue, Armadale	\$1,620,000	01/07/2018
<b>2</b> 25 Clarendon Street, Armadale	\$1,682,000	12/06/2018
<b>3</b> 30 New Street, Armadale	\$1,730,000	11/08/2018