

RT Edgar

STATEMENT OF INFORMATION

25th September, 2018

Property offered for sale

3/770 Malvern Road, Armadale

Indicative selling price

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

Single Price \$790,000

Median sale price

Median price \$712,000 House Unit X Suburb Armadale

Period - From 01/04/2018 to 30/06/2018 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
1 2/21 Ashleigh Road, Armadale	\$832,000	17/02/2018
2 2/770 Malvern Road, Armadale	\$810,000	12/05/2018
3 3/7 Fetherston Street, Armadale	\$775,000	03/03/2018