

# RT Edgar

## STATEMENT OF INFORMATION

14 November 2017

### Property offered for sale

17 Barnato Grove, Armadale

### Indicative selling price

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

Range  
between \$3,000,000 & \$3,300,000

### Median sale price

Median price	\$2,087,500	House	X	Unit	Suburb	Armadale
Period - From	01/07/2017	to	30/09/2017	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 Helena Chow consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 119 Kooyong Road, Armadale	\$3,305,000	31/10/2017
<b>2</b> 42 Llaneast Street, Armadale	\$3,192,000	23/09/2017
<b>3</b> 28 Royal Crescent, Armadale	\$3,500,000	08/06/2017