

RT Edgar

STATEMENT OF INFORMATION

4 December 2017

Property offered for sale

33 Hume Street, Armadale VIC 3143

Indicative selling price

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

Single price \$2,600,000

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 Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property,	Price	Date of sale
1 6 Cambridge Street, Armadale	\$2,710,000	07/06/2017
2 2 Meryl Street, Armadale	\$2,400,000	23/09/2017
3 2 Trinian Street, Prahran	\$2,325,000	09/06/2017