

RT Edgar

STATEMENT OF INFORMATION

7 May 2019

Property offered for sale

10A Cressy Street, Malvern

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,600,000 House X Unit Suburb Malvern

Period - From 01/04/2019 to 31/03/2019 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 Justine Harris consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Cressy Street, Malvern VIC 3144	\$2,265,000	30/03/2019
2 1/27 Irymple Avenue, Glen Iris VIC 3146	\$2,300,000	23/02/2019
3 78 Wattletree Road, Armadale VIC 3143	\$2,375,000	24/11/2018