

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

5 Banksia Way, Malvern 3144

Indicative selling price

(*Delete single price or range as applicable)

Single price xxxxxxxxxx **OR** Range between *\$1,000,000 & \$1,100,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$735,000 House Unit x Suburb Malvern
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6/60 Wattletree Rd Armadale 3143	\$1,055,000	17/12/2017
2 3/42c Edgar St Glen Iris 3146	\$1,020,000	21/03/2017
3 4/10-14 St Georges Rd Armadale 3143	\$1,005,000	22/04/2017

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

