

# RT Edgar

## STATEMENT OF INFORMATION

20 February 2018

### Property offered for sale

34 Boston Avenue, Malvern East VIC 3145

### Indicative selling price

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

Range  
between \$2,000,000 & \$2,100,000

### Median sale price

Median price \$1,850,000 House x Suburb Malvern East

Period - From 01/10/2017 to 31/12/2017 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 Mark Wridgway consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Boston Avenue, Malvern East	\$2,000,000	10/08/2017
2 8 Dundonald Avenue, Malvern East	\$2,055,000	03/12/2017
3 46 Karma Avenue, Malvern East	\$2,030,000	19/08/2017