

RT Edgar

STATEMENT OF INFORMATION

30 October 2018

Property offered for sale

26 Elizabeth Street, Malvern VIC 3144

Indicative selling price

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

Single price \$2,700,000

Median sale price

Median price	\$2,672,000	House	X	Unit	Suburb	Malvern
Period - From	01/07/2018	to	30/09/2018	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 7 Young Street, Glen Iris VIC 3146	\$2,716,888	02/10/2018
2 421 Glenferrie Road, Malvern VIC 3144	\$3,150,000	04/09/2018
3 9 & 11 Pine Grove, Malvern VIC 3144	\$3,355,000	01/09/2018