

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

1755 Malvern Road, Glen Iris 3146

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$ OR Range between *\$2,300,000 & \$2,500,000

Median sale price

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

Median price \$1,900,000 House x Unit Suburb Glen Iris

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 9 Plant Street MALVERN 3144	\$2,480,000	06/05/2017
2 32 Denman Av GLEN IRIS 3146	\$2,398,000	15/04/2017
3 360 Tooronga Rd HAWTHORN EAST 3123	\$2,350,000	30/03/2017

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.

