

RT Edgar

STATEMENT OF INFORMATION

19 October 2017

Property offered for sale

21 Wheatland Road, Malvern VIC 3144

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,750,000 House x Suburb Malvern

Period - From 01/04/2017 to 30/06/2017 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 Justine Harris consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 19 Gordon Grove, Malvern	\$2,080,000	20/05/2017
2 11 Horace Street, Malvern	\$1,640,000	05/08/2017
3 27 Cummins Grove, Malvern	\$1,515,000	16/09/2017