

# RT Edgar

## STATEMENT OF INFORMATION

25 March 2019

### Property offered for sale

10 Cressy Street, Malvern VIC 3144

### Indicative selling price

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

Range  
between

\$2,200,000

&

\$2,300,000

### Median sale price

Median price \$2,605,000

House

X

Unit

Suburb

MALVERN

Period - From 01/01-2018

to 31/12/2018

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 Justine Harris consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 42 Burke Road, Camberwell VIC 3124	\$2,280,000	14/10/2018
<b>2</b> 78 Wattletree Road, Armadale VIC 3143	\$2,375,000	24/11/2018
<b>3</b> 5/1 Ascot Street, Malvern VIC 3144	\$2,462,500	27/10/2018