

# RT Edgar

## STATEMENT OF INFORMATION

28 February 2018

### Property offered for sale

10 Cummins Grove, Malvern

### Indicative selling price

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

Range  
between \$1,370,000 & \$1,507,000

### Median sale price

Median price	\$2,370,000	House	X	Unit	Suburb	Malvern
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 Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 Cummins Grove, Malvern	\$1,535,000	13/12/2017
73 Horace Street, Malvern	\$1,625,000	25/11/2017
27 Cummins Grove, Malvern	\$1,515,000	16/09/2017