

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

11 Horace Street, Malvern 3144

Indicative selling price

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$3,010,000 House X Suburb Malvern

Period - From January 2017 to July 2017 Source PDOL

Comparable property sales

A. 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 Jeremy Fox consider to be most comparable to the property for sale.

Address of comparable property	Land Size	Price	Date of sale
1 69 Brunel Street, Malvern East	627m ²	\$2,110,000	1/07/2017
2 19 Nott Street, Malvern East	433m ²	\$1,910,000	25/03/2017
3 20 Gordon Grove, Malvern	300m ²	\$1,965,000	16/02/2017