

# RT Edgar

## STATEMENT OF INFORMATION

27 September 2017

### Property offered for sale

5 Lloyd street Malvern East VIC

### Indicative selling price

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

Range  
between \$2,600,000 & \$2,860,000

### Median sale price

Median price \$2,025,000 House X Unit Suburb Malvern East

Period - From 01/04/2017 to 30/06/2017 Source REIV

### 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 Boroondara estate agent and Rachael Fabbro consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 70 Paxton St MALVERN EAST	\$2,931,000	13/05/2017
2 3 Ash Grove MALVERN EAST	\$2,770,000	17/06/2017
3 14 Britten St GLEN IRIS	\$2,950,000	10/09/2107