

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

25 Rob Roy Road, Malvern East 3145

### Indicative selling price

Range between \*\$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,782,000 House X Unit Suburb Malvern East

Period - From 01/04/2016 to 31/03/2017 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 (Boroondara) estate agent and (Alex Broque) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 46 Bowen St MALVERN EAST	\$1,801,000	06/03/2017
2 7 Merrimu Street, MURRUMBEENA	\$1,656,000	06/05/2017
3 13 Bruce St, MALVERN EAST	\$1,725,000	18/02/2017