

# RT Edgar

## STATEMENT OF INFORMATION

21 August 2017

### Property offered for sale

641 Waverley Road, Malvern East

### Indicative selling price

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

Single Price \$3,000,000

### Median sale price

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

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

### 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
1 32 Chadstone Road, Malvern East	\$2,250,000	06/05/2017
2 54 Capon Street, Malvern East	\$2,412,000	25/02/2017
3 4 Ryburne Avenue, Ashburton	\$2,080,000	20/05/2017

