

RT Edgar

STATEMENT OF INFORMATION

7 December 2017

Unit offered for sale

PARC Malvern - 67 Elizabeth Street, Malvern VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Unit type		Lower price		Higher price
2 Bedroom + Study	Range	\$1,600,000	&	\$1,890,000

Suburb unit median sale price

Median price	\$751,500	Suburb	Malvern
Period - From	01/07/2017	to	30/09/2017
		Source	REIV

Comparable property sales

These are the details of the three units that RT Edgar Toorak estate agent and Mark Wridgway consider to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type/class			Date of sale	
2 Bedroom + Study	1	1/11 Somers Avenue, Malvern	\$1,780,000	04/10/2017
	2	2/58a Heyington Place, Toorak	\$1,610,000	10/06/2017
	3	3/382 Glenferrie Road, Malvern	\$1,500,000	08/09/2017