

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

12 HORNSBY STREET, MALVERN VIC 3144

### Indicative selling price

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

Range  
Between \$2,000,000-\$2,200,000

### Median sale price

Median price \$2,415,000 Property Type House Suburb Malvern

Period - From 01/07/2018 to 30/06/2019 Source REIV

RT Edgar Toorak estate agent and Max Ruttner reasonably believe that there are three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
<b>1</b> 20 Park Street, Malvern VIC 3144	\$2,340,000	18/04/2019
<b>2</b> 21 Valetta Street, Malvern VIC 3144	\$2,075,000	27/03/2019
<b>3</b> 53 Somers Avenue, Malvern VIC 3144	\$2,005,000	6/04/2019

This Statement of Information was prepared on

24/09/2019