

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Devonshire Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

Median sale price

Median price

\$2,050,000

 Property Type

House

 Suburb

Malvern East

Period - From

01/01/2024

 to

31/03/2024

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Clarence St MALVERN EAST 3145	\$2,115,000	17/02/2024
2	66 Wheatland Rd MALVERN 3144	\$2,010,000	27/04/2024
3	39 Ardrie Rd MALVERN EAST 3145	\$1,950,000	22/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/05/2024 14:15



3 2 2

Rooms: 5
Property Type: House
Land Size: 289 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2024: \$2,050,000

Comparable Properties



26 Clarence St MALVERN EAST 3145 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,115,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



66 Wheatland Rd MALVERN 3144 (REI)

[Agent Comments](#)

3 2 1

Price: \$2,010,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)



39 Ardrie Rd MALVERN EAST 3145 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,950,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: House (Res)
Land Size: 319 sqm approx

Account - Marshall White | P: 03 9822 9999