## 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

28 Edsall Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$2,750,000	Pro	operty Type	erty Type House			Suburb	Malvern
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	55 Edsall St MALVERN 3144	\$1,750,000	25/03/2023
2	62 Armadale St ARMADALE 3143	\$1,665,000	20/05/2023
3	26 Stuart St ARMADALE 3143	\$1,487,500	04/03/2023

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:

17/07/2023 15:25





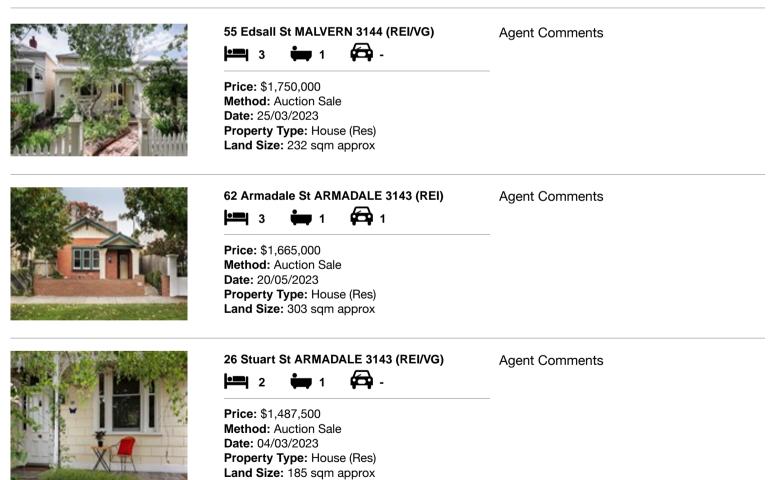




**Property Type:** House Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending June 2023: \$2,750,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9864 5000



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