

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,750,000 Property Type House Suburb Malvern

Period - From 01/07/2022 to 30/06/2023 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	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



55 Edsall St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 232 sqm approx



62 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 303 sqm approx



26 Stuart St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,487,500

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 185 sqm approx

Account - Jellis Craig | P: 03 9864 5000