

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

35 Edsall Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Malvern

Period - From 01/01/2023 to 31/12/2023 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	40 New St ARMADALE 3143	\$1,931,000	28/10/2023
2	19 Findon St MALVERN EAST 3145	\$1,900,000	30/11/2023
3	43 Jordan St MALVERN 3144	\$1,880,000	26/10/2023

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:

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Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending December 2023: \$2,800,000



Property Type: House (Res)

Agent Comments

Comparable Properties



40 New St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,931,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 250 sqm approx



19 Findon St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: House (Res)

Land Size: 409 sqm approx



43 Jordan St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: House (Res)

Land Size: 320 sqm approx

Account - Whitefox Real Estate | P: 96459699