Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	13 Evandale Road, Malvern Vic 3144

Indicative selling price

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

Single price $2,285,000

Median sale price

Median price $2,900,000 Property Type House Suburb Malvern

Period - From 01/04/2024 to 30/06/2024 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2 Lysterville Av MALVERN 3144	$2,280,000	20/06/2024
2	6 Sutherland Rd ARMADALE 3143	$2,380,000	25/05/2024
3	21 Valentine Gr ARMADALE 3143	$2,180,000	11/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14/09/2024 12:52

13 Evandale Road, Malvern Vic 3144



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,285,000
Median House Price
June quarter 2024: $2,900,000

Comparable Properties



2 Lysterville Av MALVERN 3144 (REI/VG)

3 2 2

Price: $2,280,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments



6 Sutherland Rd ARMADALE 3143 (REI)

4 2 1

Price: $2,380,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments



21 Valentine Gr ARMADALE 3143 (REI/VG)

3 1 1

Price: $2,180,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 505 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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