

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	33a Abbotsford Avenue, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,150,000
	&

Median sale price

Median price	\$1,860,000	Hou	se X	Unit		Suburb	Malvern East
Period - From	01/04/2019	to	30/06/2019		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	26a Abbotsford Av MALVERN EAST 3145	\$1,185,000	06/04/2019
2	2/22 Midlothian St MALVERN EAST 3145	\$1,125,000	01/04/2019
3	2/19 Warrina St CHADSTONE 3148	\$1,030,000	27/06/2019

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.



not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** June quarter 2019: \$1,860,000

Comparable Properties



26a Abbotsford Av MALVERN EAST 3145

(REI/VG)





Price: \$1,185,000 Method: Private Sale Date: 06/04/2019

Rooms: -

Property Type: House Land Size: 212 sqm approx **Agent Comments**

2/22 Midlothian St MALVERN EAST 3145 (REI/VG)





Price: \$1,125,000 Method: Private Sale Date: 01/04/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



2/19 Warrina St CHADSTONE 3148 (REI)





Agent Comments

Price: \$1,030,000

Method: Sold Before Auction

Date: 27/06/2019

Rooms: 5

Property Type: Townhouse (Res) Land Size: 223 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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