

## 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 33a Abbotsford Avenue, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 &amp; \$1,150,000

## Median sale price

Median price \$1,860,000 House 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.



**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)

Agent Comments



**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 212 sqm approx



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

Agent Comments



**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 01/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**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