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 The Avenue Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $2,089,444 Property Type House Suburb Malvern East

Period - From 01/07/2023 to 30/09/2023 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	57 Millewa Av MALVERN EAST 3145	$1,950,000	12/08/2023
2	54 Boston Av MALVERN EAST 3145	$1,930,000	10/08/2023
3	4 Winton Rd MALVERN EAST 3145	$1,805,000	04/07/2023

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: 06/11/2023 11:29

28 The Avenue Avenue, Malvern East Vic 3145

shelter. Real Estate
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3 2 2

Property Type: House
Land Size: 740sqm sqm approx

Indicative Selling Price
$1,995,000
Median House Price
September quarter 2023: $2,089,444

Agent Comments

Charming and radiating 1920s character, this meticulously maintained 3 bedroom, 2 bathroom Californian bungalow is being sold for the first time in over half a century.

Comparable Properties



57 Millewa Av MALVERN EAST 3145 (REI/VG)

3 2 3

Price: $1,950,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



54 Boston Av MALVERN EAST 3145 (REI)

3 2 2

Price: $1,930,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)

Agent Comments



4 Winton Rd MALVERN EAST 3145 (REI/VG)

4 2 3

Price: $1,805,000
Method: Private Sale
Date: 04/07/2023
Property Type: House
Land Size: 580 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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