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

38 Midlothian Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$2,096,000	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	16/04/2023	to	15/04/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	42 Thurso St MALVERN EAST 3145	\$1,725,000	17/02/2024
2	46 Abbotsford Av MALVERN EAST 3145	\$1,708,000	25/11/2023
3	8 Peverill St MALVERN EAST 3145	\$1,545,000	17/02/2024

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:

16/04/2024 15:40



FitchPartners

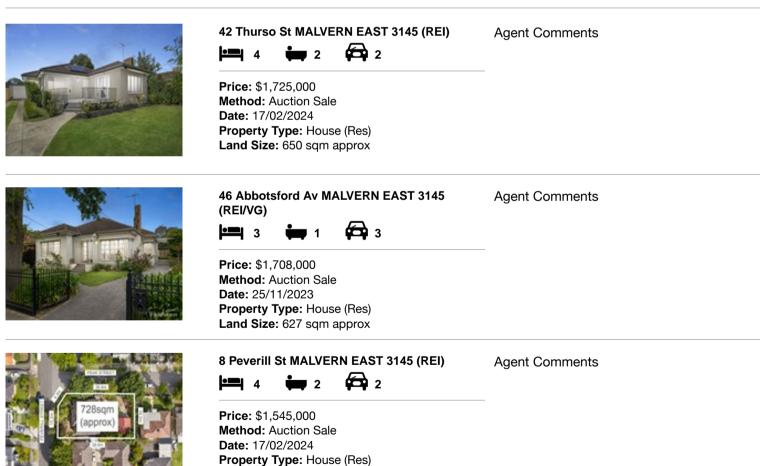




Property Type: House Land Size: 677 sqm approx Agent Comments Alex Voronin 03 9114 9890 0411 507 028 alex@fitchpartners.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 16/04/2023 - 15/04/2024: \$2,096,000

Comparable Properties



Account - FITCH PARTNERS PTY LTD | P: 0391149888





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Land Size: 728 sqm approx

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