

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,096,000 Property Type House Suburb Malvern East

Period - From 16/04/2023 to 15/04/2024 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	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

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



3 1 3

Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



42 Thurso St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,725,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



46 Abbotsford Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 3

Price: \$1,708,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 627 sqm approx



8 Peverill St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,545,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 728 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888