

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

7A Midlothian Street, Malvern East, VIC 3145

Indicative selling price

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

Single price

or range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$ 798,500

Property type

Unit

Suburb

MALVERN EAST

Period - From

18/06/2021

to

18/06/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/1 Bowen Street Malvern East Vic 3145	\$1,353,000	2022-04-09
2	84 Argyll Street Malvern East Vic 3145	\$1,365,000	2022-04-09
3	1b Ramona Avenue Malvern East Vic 3145	\$1,380,000	2021-12-28

This Statement of Information was prepared on:

18/06/2022