

# 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

12 Midlothian Street, 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,910,000 Property Type House Suburb Malvern East

Period - From 01/10/2019 to 31/12/2019 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	23 Euston Rd HUGHESDALE 3166	\$1,700,000	21/09/2019
2	17 Rebecca Rd MALVERN EAST 3145	\$1,625,000	24/08/2019
3	20 Stapley Cr CHADSTONE 3148	\$1,625,000	17/11/2019

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.~~

This Statement of Information was prepared on:

03/02/2020 11:44



**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
December quarter 2019: \$1,910,000

## Comparable Properties



**23 Euston Rd HUGHESDALE 3166 (REI/VG)**

**Agent Comments**



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**17 Rebecca Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**



**Price:** \$1,625,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**20 Stapley Cr CHADSTONE 3148 (REI)**

**Agent Comments**



**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 17/11/2019  
**Rooms:** 6  
**Property Type:** House