

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

2/56 MIDLOTHIAN STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,590,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

56 MIDLOTHIAN STREET MALVERN EAST VIC 3145	\$1,720,000	29-Aug-24
7A PEVERILL STREET MALVERN EAST VIC 3145	\$1,676,000	24-Aug-24
1/25 ALMA STREET MALVERN EAST VIC 3145	\$1,750,000	26-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 20 December 2024



56 MIDLOTHIAN STREET MALVERN Sold Price ^{RS} **\$1,720,000** ^{UN} Sold Date **29-Aug-24**
EAST VIC 3145

 4  4  2

Distance **0.02km**



7A PEVERILL STREET MALVERN Sold Price **\$1,676,000** Sold Date **24-Aug-24**
EAST VIC 3145

 4  3  1

Distance **0.58km**



1/25 ALMA STREET MALVERN Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **26-Aug-24**
EAST VIC 3145

 3  2  2

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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