

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/1a Paxton Street MALVERN EAST 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 \$780,000 & \$850,000

Median sale price

Median price \$697,500 Property type UNIT Suburb MALVERN EAST

Period - From 01/04/2021 to 30/6/2021 Source REIV

Comparable property sales

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
7/244-246 Wattle tree Road MALVERN 3144	\$885,000	21/05/2021
2/36 Manning Road MALVERN EAST 3145	\$862,500	27/03/2021
7/1571 Malvern Road GLEN IRIS 3146	\$854,000	28/06/2021

This Statement of Information was prepared on: 7th September 2021