

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

2/36 Paxton Street, Malvern East Vic 3145

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$780,000

Median sale price

Median price \$670,500

House

Unit

X

Suburb

Malvern East

Period - From 01/04/2018

to

30/06/2018

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	3/36 Paxton St MALVERN EAST 3145	\$908,000	07/07/2018
2	4/77 Paxton St MALVERN EAST 3145	\$815,000	28/07/2018
3	5/6 Tollington Av MALVERN EAST 3145	\$740,000	23/07/2018

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.



2 1 1

Rooms: 4
Property Type: Villa unit
Agent Comments

Indicative Selling Price
\$780,000

Median Unit Price
June quarter 2018: \$670,500

Comparable Properties



3/36 Paxton St MALVERN EAST 3145 (REI/VG) **Agent Comments**

2 1 1

Price: \$908,000
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: Villa
Land Size: 179 sqm approx



4/77 Paxton St MALVERN EAST 3145 (REI/VG) **Agent Comments**

2 1 1

Price: \$815,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 138 sqm approx



5/6 Tollington Av MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: Unit