

# 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 107/1A Paxton Street, Malvern East

## 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 \$540,000 & \$590,000

## Median sale price

Median price \$1,170,000 Property type Unit Suburb Malvern East

Period - From 01/11/2021 to 01/01/2022 Source Property Data

## 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. 103/12 Illowa St MALVERN EAST 3145 VIC	\$590,000	15/12/2021
2. 6/17 Belmont Av GLEN IRIS 3146 VIC	\$590,000	22/10/2021
3. 1/4 Osborne Av GLEN IRIS 3146 VI	\$600,000	09/12/2021

This Statement of Information was prepared on: 19/01/2022