

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

2/39 Paxton Street, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$510,000

&

\$540,000

Median sale price

Median price

\$586,000

Property Type

Unit

Suburb

Malvern East

Period - From

07/02/2022

to

06/02/2023

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	4/23 Edgar St GLEN IRIS 3146	\$530,000	09/09/2022
2			
3			

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:

07/02/2023 16:19

2/39 Paxton Street, Malvern East Vic 3145



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Indicative Selling Price

\$510,000 - \$540,000

Median Unit Price

07/02/2022 - 06/02/2023: \$586,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/23 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 09/09/2022

Property Type: Apartment

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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