

## 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

54 Hughes Street, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,900,000

## Median sale price

Median price \$1,850,000

House

X

Unit

Suburb

Malvern East

Period - From 01/10/2017

to

30/09/2018

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 | 47 Paxton St MALVERN EAST 3145 | \$2,200,000 | 28/07/2018   |
| 2 | 38 Paxton St MALVERN EAST 3145 | \$1,980,000 | 11/08/2018   |
| 3 | 15 Karma Av MALVERN EAST 3145  | \$1,950,000 | 08/09/2018   |

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.



4 2 2

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 715 sqm approx

**Agent Comments**

## Comparable Properties



**47 Paxton St MALVERN EAST 3145 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 28/07/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 787 sqm approx



**38 Paxton St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**15 Karma Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 643 sqm approx