

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

4/77 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$701,000

House

Unit

X

Suburb

Malvern East

Period - From

01/04/2017

to

31/03/2018

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	1/5 Leopold St GLEN IRIS 3146	\$750,000	14/04/2018
2	2/5 Anzac St CARNEGIE 3163	\$780,000	10/02/2018
3	2/3-5 Leamington Cr CAULFIELD EAST 3145	\$800,000	24/02/2018

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.

Steve Burke

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending March 2018: \$701,000



2
 1
 1

Rooms:**Property Type:** Strata Unit/Flat**Agent Comments**

2 bedroom townhouse set at the rear of a boutique block of only 4 near Darling station and Dairy Park. Comprising neat kitchen/meals area and spacious living domain all enveloped by generous courtyard expanses, a north-facing setting for al fresco entertaining.

Comparable Properties

**1/5 Leopold St GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$750,000**Method:** Auction Sale**Date:** 14/04/2018**Rooms:** 3**Property Type:** Apartment**2/5 Anzac St CARNEGIE 3163 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$780,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** -**Property Type:** Unit**2/3-5 Leamington Cr CAULFIELD EAST 3145 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$800,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** 3**Property Type:** Unit