

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

42 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,072,500 Property Type House Suburb Malvern East

Period - From 01/04/2021 to 30/06/2021 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	19 Nott St MALVERN EAST 3145	\$2,501,000	27/05/2021
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: 12/10/2021 11:49

42 Paxton Street, Malvern East Vic 3145

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

June quarter 2021: \$2,072,500



 3  2  2

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



19 Nott St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,501,000

Method: Sold Before Auction

Date: 27/05/2021

Property Type: House (Res)

Land Size: 490 sqm approx

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 - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525