## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale price								
Median price	\$2,072,500	Pro	operty Type	Hou	ISE		Suburb	Malvern East
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	19 Nott St MALVERN EAST 3145	\$2,501,000	27/05/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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







**Property Type:** House Land Size: 532 sqm approx Agent Comments 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

# **Comparable Properties**



19 Nott St MALVERN EAST 3145 (REI/VG)



Price: \$2,501,000 Method: Sold Before Auction Date: 27/05/2021 Property Type: House (Res) Land Size: 490 sqm approx Agent Comments

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

propertydata



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