

## 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 101/1A Paxton 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 \$630,000

or range between

&

### Median sale price

Median price \$ 653,000

Property type Unit

Suburb MALVERN EAST

Period - From 17/12/2019

to

17/06/2020

Source

CoreLogic

### Comparable property sales

**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 |
|----------------------------------------|-----------|--------------|
| 1 201/1131 Dandenong Road Malvern East | \$650,000 | 30/05/2020   |
| 2 2/26 Edgar Street Glen Iris          | \$640,000 | 17/05/2020   |
| 3 7/1a Paxton Street Malvern East      | \$710,000 | 21/03/2020   |

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: 17/06/2020