

# 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

104/1A 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

\$605,000

### Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2020

to

31/12/2020

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	103/2055 Malvern Rd MALVERN EAST 3145	\$640,000	29/10/2020
2	104/41 Fisher St MALVERN EAST 3145	\$620,000	23/11/2020
3	6/1417 High St GLEN IRIS 3146	\$610,000	07/12/2020

**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:

24/02/2021 11:18

104/1A Paxton Street, Malvern East Vic 3145

Steve Burke  
9818 1888  
0448 331 653  
sburke@hockingstuart.com.au

**Indicative Selling Price**  
\$605,000

**Median Unit Price**  
Year ending December 2020: \$705,000



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties

103/2055 Malvern Rd MALVERN EAST 3145 (VG)

**Agent Comments**

2 - -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 29/10/2020  
**Property Type:** Strata Unit/Flat



104/41 Fisher St MALVERN EAST 3145 (VG)

**Agent Comments**

2 - -

**Price:** \$620,000  
**Method:** Sale  
**Date:** 23/11/2020  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 716 sqm approx



6/1417 High St GLEN IRIS 3146 (REI)

**Agent Comments**

2 1 1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 07/12/2020  
**Property Type:** Apartment

**Account** - Belle Property Glen Iris | P: 03 98181888