

# 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 94 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 \$2,995,000

### Median sale price

Median price \$2,300,000

Property Type House

Suburb Malvern East

Period - From 01/10/2021

to 30/09/2022

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	18 Rosedale Rd GLEN IRIS 3146	\$3,025,000	13/08/2022
2	42 Summerhill Av MALVERN EAST 3145	\$2,941,750	27/07/2022
3	83 Albion Rd ASHBURTON 3147	\$2,935,000	26/09/2022

**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:

22/10/2022 12:24



 4   
  3   
  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,995,000  
**Median House Price**  
 Year ending September 2022: \$2,300,000

## Comparable Properties



18 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$3,025,000  
**Method:** Auction Sale  
**Date:** 13/08/2022  
**Property Type:** House (Res)



42 Summerhill Av MALVERN EAST 3145 (REI)

Agent Comments

 4   
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**Price:** \$2,941,750  
**Method:** Sold Before Auction  
**Date:** 27/07/2022  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



83 Albion Rd ASHBURTON 3147 (REI)

Agent Comments

 4   
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  2

**Price:** \$2,935,000  
**Method:** Sold Before Auction  
**Date:** 26/09/2022  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

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