

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

2/82 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$591,250

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2023

to

30/06/2024

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	4/90 High St GLEN IRIS 3146	\$660,000	24/05/2024
2	4/19 Fisher St MALVERN EAST 3145	\$575,000	20/05/2024
3	3/957 Dandenong Rd MALVERN EAST 3145	\$615,000	06/04/2024

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:

30/07/2024 16:18



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending June 2024: \$591,250

Comparable Properties



4/90 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 24/05/2024
Property Type: Unit



4/19 Fisher St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment



3/957 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000