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	32 Paxton Street, Malvern East Vic 3145

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $2,275,500 Property Type Vacant land Suburb Malvern East

Period - From 02/08/2023 to 01/08/2024 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	13 Anthony St GLEN IRIS 3146	$2,510,000	06/05/2024
2	29 Horace St MALVERN 3144	$2,790,000	27/04/2024
3	55 Vincent St GLEN IRIS 3146	$2,640,000	28/03/2024

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: 02/08/2024 16:45

32 Paxton Street, Malvern East Vic 3145



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Property Type: Land
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median Land Price
02/08/2023 - 01/08/2024: $2,275,500

Comparable Properties



13 Anthony St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,510,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 792 sqm approx

Agent Comments



29 Horace St MALVERN 3144 (REI)

3 2 1

Price: $2,790,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



55 Vincent St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $2,640,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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