

# 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 402/1a Finch 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 \$349,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb Malvern East

Period - From 01/01/2023

to 31/12/2023

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	11/11 Johnstone St MALVERN 3144	\$360,000	11/10/2023
2	701/803 Dandenong Rd MALVERN EAST 3145	\$340,000	18/12/2023
3	804/803 Dandenong Rd MALVERN EAST 3145	\$340,000	10/10/2023

**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:

09/02/2024 15:31



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$349,000  
**Median Unit Price**  
Year ending December 2023: \$595,000

## Comparable Properties



**11/11 Johnstone St MALVERN 3144 (REI/VG)** **Agent Comments**

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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** Apartment



**701/803 Dandenong Rd MALVERN EAST 3145 (REI)** **Agent Comments**

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**Price:** \$340,000  
**Method:** Expression of Interest  
**Date:** 18/12/2023  
**Property Type:** Apartment



**804/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)** **Agent Comments**

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**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** Apartment

**Account - Thomson** | P: 03 95098244 | F: 95009693



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