

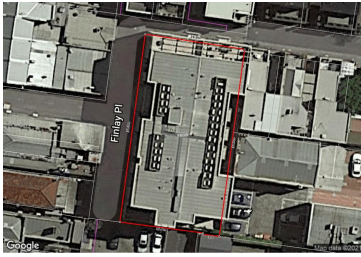
STATEMENT OF INFORMATION

103/2-9 FINLAY PLACE, CARLTON, VIC 3053

PREPARED BY JESS FOUET, SAVOY REAL ESTATE, PHONE: 0417 787 985

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103/2-9 FINLAY PLACE, CARLTON, VIC

2 1 -

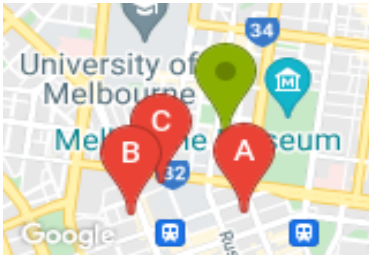
Indicative Selling Price

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

Price Range: \$450,000 to \$490,000

Provided by: Jess Fouet, Savoy Real Estate

MEDIAN SALE PRICE



CARLTON, VIC, 3053

Suburb Median Sale Price (Unit)

\$365,000

01 April 2020 to 31 March 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2106/8 EXPLORATION LANE, MELBOURNE,

2 2 -

Sale Price

\$480,000

Sale Date: 23/05/2020

Distance from Property: 593m



618/112 ABECKETT ST, MELBOURNE, VIC 3000

2 1 1

Sale Price

\$451,000

Sale Date: 15/06/2020

Distance from Property: 855m



3708/483 SWANSTON ST, MELBOURNE, VIC

2 1 -

Sale Price

\$430,000

Sale Date: 17/06/2020

Distance from Property: 551m



This report has been compiled on 15/06/2021 by Savoy Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

103/2-9 FINLAY PLACE, CARLTON, VIC 3053

Indicative selling price

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

Price Range:

\$450,000 to \$490,000

Median sale price

Median price

\$365,000

Property type

Unit

Suburb

CARLTON

Period

01 April 2020 to 31 March 2021

Source

pricefinder

Comparable property sales

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

2106/8 EXPLORATION LANE, MELBOURNE, VIC 3000	\$480,000	23/05/2020
618/112 ABECKETT ST, MELBOURNE, VIC 3000	\$451,000	15/06/2020
3708/483 SWANSTON ST, MELBOURNE, VIC 3000	\$430,000	17/06/2020

This Statement of Information was prepared on:

15/06/2021