

# 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

107/18 Finlay Place, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$430,000

### Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2020

to

30/09/2020

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	504/28 Stanley St COLLINGWOOD 3066	\$443,000	01/11/2020
2	G1/140 Dudley St WEST MELBOURNE 3003	\$430,000	18/08/2020
3	31/50 Rosslyn St WEST MELBOURNE 3003	\$430,000	10/11/2020

**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:

17/11/2020 16:55



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**

\$430,000

**Median Unit Price**

September quarter 2020: \$635,000

## Comparable Properties



**504/28 Stanley St COLLINGWOOD 3066 (REI)** Agent Comments



**Price:** \$443,000

**Method:** Private Sale

**Date:** 01/11/2020

**Property Type:** Apartment

**G1/140 Dudley St WEST MELBOURNE 3003 (VG)** Agent Comments



**Price:** \$430,000

**Method:** Sale

**Date:** 18/08/2020

**Property Type:** Flat/Unit/Apartment (Res)



**31/50 Rosslyn St WEST MELBOURNE 3003 (REI)** Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Apartment