Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	107/18 Finlay Place, Carlton Vic 3053
Including suburb and	·
postcode	

Indicative selling price

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

Single price \$430,000

Median sale price

Median price	\$635,000	Pro	perty Type U	nit		Suburb	Carlton
Period - From	01/07/2020	to	30/09/2020	Sc	ource	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

Add	dress 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

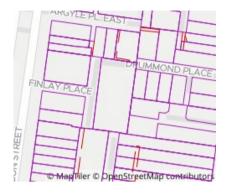
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









Indicative Selling Price \$430,000 Median Unit Price September quarter 2020: \$635,000

Comparable Properties



504/28 Stanley St COLLINGWOOD 3066 (REI)

Price: \$443,000 Method: Private Sale Date: 01/11/2020

Property Type: Apartment

Agent Comments

G1/140 Dudley St WEST MELBOURNE 3003

(VG)

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Price: \$430,000 Method: Sale Date: 18/08/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



(REI)

1 2 **1 4**

Price: \$430,000

Property Type: Apartment

Method: Private Sale Date: 10/11/2020

Agent Comments

Account - Kingsford Property | P: 03 9682 6222 | F: 03 9682 6200



