

# 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

2/16 Finlayson Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$790,000

&

\$860,000

### Median sale price

Median price \$769,500

Property Type Unit

Suburb Malvern

Period - From 01/07/2022

to 30/06/2023

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	3/7 Moama Rd MALVERN EAST 3145	\$845,000	02/04/2023
2	2/657a Inkerman Rd CAULFIELD NORTH 3161	\$843,000	01/06/2023
3	2/83 Bambra Rd CAULFIELD NORTH 3161	\$825,000	27/05/2023

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:

14/08/2023 09:57



2   
 1   
 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

Year ending June 2023: \$769,500

## Comparable Properties



**3/7 Moama Rd MALVERN EAST 3145 (VG)**

Agent Comments

2   
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**Price:** \$845,000

**Method:** Sale

**Date:** 02/04/2023

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

**2/657a Inkerman Rd CAULFIELD NORTH 3161 (VG)**

Agent Comments

2   
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**Price:** \$843,000

**Method:** Sale

**Date:** 01/06/2023

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

**2/83 Bambra Rd CAULFIELD NORTH 3161 (VG)**

Agent Comments

2   
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**Price:** \$825,000

**Method:** Sale

**Date:** 27/05/2023

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

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