Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/16 Finlayson Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$790,000		&		\$860,000			
Median sale p	rice							
Median price	\$769,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2022	to	30/06/2023		So	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.

Ade	dress 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



Thomson:





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)



Price: \$845,000 Method: Sale Date: 02/04/2023 Property Type: Flat/Unit/Apartment (Res)

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

Agent Comments



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



Price: \$825,000 Method: Sale Date: 27/05/2023 Property Type: Flat/Unit/Apartment (Res)

errors, faults, defects or omissions in the information supplied.

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