

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

200 Finch Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,500,000

&

\$3,800,000

Median sale price

Median price \$1,845,000

House

X

Unit

Suburb Glen Iris

Period - From 01/04/2018

to

31/03/2019

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	47 Finch St MALVERN EAST 3145	\$3,900,000	08/12/2018
2	2 Bates St MALVERN EAST 3145	\$3,700,000	11/01/2019
3	17 Vincent St GLEN IRIS 3146	\$3,642,500	23/03/2019

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.



4 3.5 2

Rooms: 8

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



47 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments

5 3 2

Price: \$3,900,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 563 sqm approx



2 Bates St MALVERN EAST 3145 (VG)

Agent Comments

2 - -

Price: \$3,700,000

Method: Sale

Date: 11/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 951 sqm approx



17 Vincent St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$3,642,500

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 843 sqm approx