Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	402/18 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 \$529,000

Median sale price

Median price	\$495,000	Pro	perty Type U	nit		Suburb	Carlton
Period - From	01/10/2020	to	31/12/2020	So	urce	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	509/18 Finlay PI CARLTON 3053	\$530,000	30/10/2020
2	405/111 Leicester St CARLTON 3053	\$525,000	22/01/2021
3	209/18 Finlay PI CARLTON 3053	\$511,000	26/11/2020

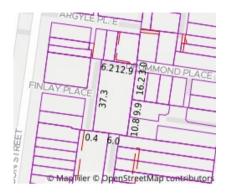
OR

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:	09/02/2021 09:53









Indicative Selling Price \$529,000 Median Unit Price December quarter 2020: \$495,000

Comparable Properties

509/18 Finlay PI CARLTON 3053 (VG)

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Price: \$530,000 Method: Sale Date: 30/10/2020

Property Type: Serviced Apartments/Holiday

Units (Res)

Land Size: 740 sqm approx

Agent Comments

405/111 Leicester St CARLTON 3053 (REI)

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Price: \$525,000 **Method:** Private Sale **Date:** 22/01/2021

Property Type: Apartment

Agent Comments

209/18 Finlay PI CARLTON 3053 (VG)

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Price: \$511,000 Method: Sale Date: 26/11/2020

Property Type: Strata Unit/Flat

Agent Comments

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



