

# 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

402/18 Finlay Place, Carlton Vic 3053

### Indicative selling price

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

Single price

\$529,000

### Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2020

to

31/12/2020

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	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 comparable properties 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



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$529,000

**Median Unit Price**

December quarter 2020: \$495,000

## Comparable Properties

**509/18 Finlay PI CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$530,000

**Method:** Sale

**Date:** 30/10/2020

**Property Type:** Serviced Apartments/Holiday Units (Res)

**Land Size:** 740 sqm approx



**405/111 Leicester St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$525,000

**Method:** Private Sale

**Date:** 22/01/2021

**Property Type:** Apartment

**209/18 Finlay PI CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$511,000

**Method:** Sale

**Date:** 26/11/2020

**Property Type:** Strata Unit/Flat