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

3/6 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	ו \$550,000		&		\$580,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2020	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	3/28 Mcarthur St MALVERN 3144	\$570,000	27/05/2021
2	7/1 Armadale St ARMADALE 3143	\$550,000	26/05/2021
3	8/50a Wattletree Rd ARMADALE 3143	\$585,000	01/05/2021

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:

21/06/2021 18:11



Thomson:





Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$550,000 - \$580,000 Median Unit Price Year ending March 2021: \$715,000

Comparable Properties



3/28 Mcarthur St MALVERN 3144 (REI)



Price: \$570,000 Method: Private Sale Date: 27/05/2021 Property Type: Apartment Agent Comments

Agent Comments



7/1 Armadale St ARMADALE 3143 (REI)



Price: \$550,000 Method: Sold Before Auction Date: 26/05/2021 Property Type: Apartment



8/50a Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$585,000 Method: Sold Before Auction Date: 01/05/2021 Property Type: Apartment

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



🔁 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.