

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 consumer.vic.gov.au/underquoting

Range between \$550,000 & \$580,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2020

to

31/03/2021

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	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



2 1 1

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)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 27/05/2021

Property Type: Apartment



7/1 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 26/05/2021

Property Type: Apartment



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

2 1 1

Price: \$585,000

Method: Sold Before Auction

Date: 01/05/2021

Property Type: Apartment