

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

5/30 Finlayson Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2019

to

31/12/2019

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	5/1526 High St GLEN IRIS 3146	\$520,000	15/11/2019
2	208/7 Dudley St CAULFIELD EAST 3145	\$490,000	23/03/2020
3	3/212 Kambrook Rd CAULFIELD 3162	\$470,000	10/11/2019

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.~~

This Statement of Information was prepared on:

31/03/2020 10:41



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Property Type: Flat
Land Size: 64 sqm approx
Agent Comments

Indicative Selling Price
\$495,000

Median Unit Price
Year ending December 2019: \$740,000

Comparable Properties



5/1526 High St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$520,000
Method: Sale
Date: 15/11/2019
Property Type: Flat/Unit/Apartment (Res)

208/7 Dudley St CAULFIELD EAST 3145 (REI)

Agent Comments

2 - -

Price: \$490,000
Method: Private Sale
Date: 23/03/2020
Property Type: Flat/Unit/Apartment (Res)



3/212 Kambrook Rd CAULFIELD 3162 (REI/VG) **Agent Comments**

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 10/11/2019
Property Type: Apartment