

4/30 Finlayson Street, Malvern Vic 3144

**hockingstuart**

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1   1   1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$330,000 - \$350,000

**Median Unit Price**

March quarter 2017: \$735,000

## Comparable Properties



**4/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

1   1   1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 13/02/2017

**Rooms:** 4

**Property Type:** Apartment



**2/919 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments

1   1   1

**Price:** \$350,000

**Method:** Auction Sale

**Date:** 10/12/2016

**Rooms:** 3

**Property Type:** Apartment



**5/9 Daniell Cr CAULFIELD 3162 (REI)**

Agent Comments

1   1   1

**Price:** \$345,000

**Method:** Auction Sale

**Date:** 26/03/2017

**Rooms:** 2

**Property Type:** Unit

## 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

4/30 Finlayson Street, Malvern Vic 3144

## Indicative selling price

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

Range between

\$330,000

&amp;

\$350,000

## Median sale price

Median price

\$735,000

Unit

X

Suburb

Malvern

Period - From

01/01/2017

to

31/03/2017

Source

REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/9 Wyuna Rd CAULFIELD NORTH 3161	\$350,000	13/02/2017
2/919 Dandenong Rd MALVERN EAST 3145	\$350,000	10/12/2016
5/9 Daniell Cr CAULFIELD 3162	\$345,000	26/03/2017