hockingstuart

Dylan Jansma 0421 673 663 djansma@hockingstuart.com.au

> **Indicative Selling Price** \$330,000 - \$350,000 **Median Unit Price** March quarter 2017: \$735,000





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Price: \$350,000 Method: Private Sale Date: 13/02/2017

Rooms: 4

Property Type: Apartment



2/919 Dandenong Rd MALVERN EAST 3145

(REI)

Price: \$350.000 Method: Auction Sale Date: 10/12/2016

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments



5/9 Daniell Cr CAULFIELD 3162 (REI)

Price: \$345,000 Method: Auction Sale Date: 26/03/2017 Rooms: 2

Property Type: Unit

Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	4/30 Finlayson Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$330,000	&	\$350,000
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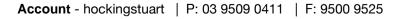
Median sale price

Median price	\$735,000		Unit X	Su	burb	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







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