

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

2/90 Finch Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$1,760,000

House

X

Unit

Suburb

Malvern East

Period - From 01/10/2018

to

31/12/2018

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	2/12 Estella St GLEN IRIS 3146	\$1,325,000	10/11/2018
2	19 Embling Rd MALVERN 3144	\$1,313,000	16/11/2018
3	61b Paxton St MALVERN EAST 3145	\$1,310,000	24/11/2018

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.

Steve Burke

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Indicative Selling Price

\$1,400,000

Median House Price

December quarter 2018: \$1,760,000



3
 2.5
 2

Rooms: 5**Property Type:** Townhouse**Agent Comments**

Fronting an iconic Gascoigne Estate streetscape, this elegant home blends terrace traditions with a thoroughly modern lifestyle. A comprehensive transformation highlights market-leading finish and designer style throughout stunning Bosch/stone kitchen, beautiful lounge...

Comparable Properties

**2/12 Estella St GLEN IRIS 3146 (REI/VG)****Agent Comments**

3
 2
 2

Price: \$1,325,000**Method:** Auction Sale**Date:** 10/11/2018**Rooms:** -**Property Type:** Unit**Land Size:** 427 sqm approx**19 Embling Rd MALVERN 3144 (REI/VG)****Agent Comments**

3
 2
 2

Price: \$1,313,000**Method:** Private Sale**Date:** 16/11/2018**Rooms:** -**Property Type:** House (Res)**61b Paxton St MALVERN EAST 3145 (REI)****Agent Comments**

3
 2
 2

Price: \$1,310,000**Method:** Auction Sale**Date:** 24/11/2018**Rooms:** -**Property Type:** House (Res)