# hockingstuart

Steve Burke 9818 1888 0448 331 653

sburke@hockingstuart.com.au

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

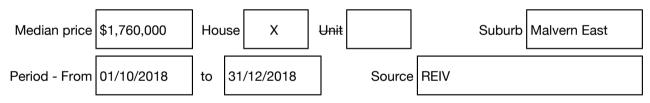
2/90 Finch Street, Malvern East Vic 3145

#### Indicative selling price

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

Single price \$1,400,000

#### Median sale price



#### 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.

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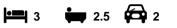
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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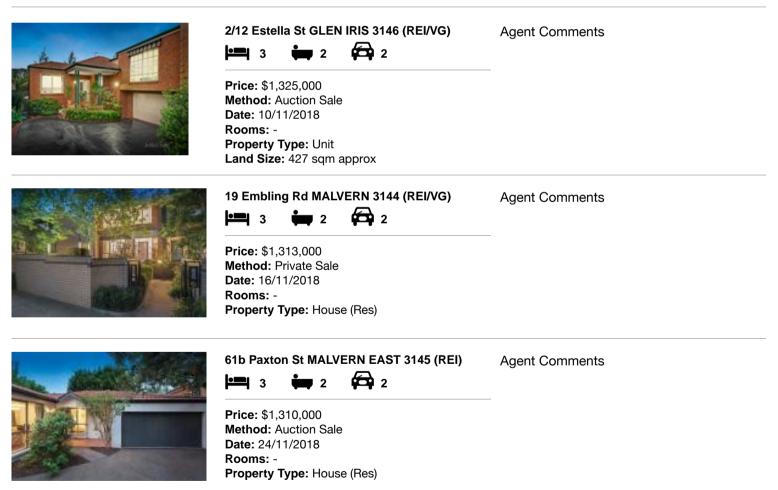


Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$1,400,000 Median House Price December quarter 2018: \$1,760,000

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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**



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