

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

1/6 FINLAYSON STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Malvern

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 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

1/68 FINCH STREET MALVERN EAST VIC 3145	\$655,000	31-Aug-24
1/496 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$700,000	21-Sep-24
2/56 NARONG ROAD CAULFIELD NORTH VIC 3161	\$665,000	17-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 30 September 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au

1/68 Finch Street, Malvern East



1/68 FINCH STREET MALVERN EAST VIC 3145

2 1 -

Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **31-Aug-24**

Distance **0.75km**



1/496 DANDENONG ROAD CAULFIELD NORTH VIC 3161

2 1 2

Sold Price ^{RS} **\$700,000** Sold Date **21-Sep-24**

Distance **1.17km**



2/56 NARONG ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **17-Sep-24**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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