

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	7/6 Finlayson Street, Malvern Vic 3144
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Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$751,500	House		Unit	X	Suburb	Malvern
Period - From	01/07/2017	to	30/09/2017	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	2/579 Dandenong Rd ARMADALE 3143	\$522,000	20/07/2017
2	4/18 Johnstone St MALVERN 3144	\$510,000	05/08/2017
3	6/59 Tooronga Rd MALVERN EAST 3145	\$501,000	27/06/2017

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.



2 1 1

Rooms:

Property Type: Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

September quarter 2017: \$751,500

Comparable Properties



2/579 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$522,000

Method: Sold Before Auction

Date: 20/07/2017

Rooms: 4

Property Type: Apartment



4/18 Johnstone St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 4

Property Type: Apartment



6/59 Tooronga Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$501,000

Method: Private Sale

Date: 27/06/2017

Rooms: -

Property Type: Apartment