

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 603/1A Finch Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Malvern East

Period - From 01/10/2024 to 31/12/2024 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	602/803 Dandenong Rd MALVERN EAST 3145	\$650,000	24/10/2024
2	209/50 Kambrook Rd CAULFIELD NORTH 3161	\$610,000	01/12/2024
3	206/247 Neerim Rd CARNEGIE 3163	\$647,000	30/01/2025

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.~~

This Statement of Information was prepared on: 17/02/2025 13:05



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Property Type: Apartment (Strata)
Land Size: 114 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$650,000
Median Unit Price
 December quarter 2024: \$640,000

Comparable Properties



602/803 Dandenong Rd MALVERN EAST 3145 (VG)

Agent Comments

2 - -

Price: \$650,000
Method: Sale
Date: 24/10/2024
Property Type: Strata Unit/Flat



209/50 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 01/12/2024
Property Type: Apartment
Land Size: 2473 sqm approx



206/247 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 -

Price: \$647,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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