# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

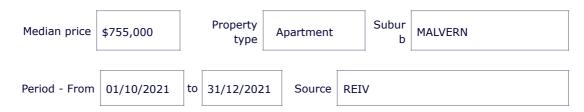
7/14 Finlayson Street, Malvern VIC 3144

## 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 \$480,000	&	\$525,000	
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#### 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 1/1 Oxford St MALVERN VIC 3144	\$550,000	18/10/2021
2 2/28 McArthur St MALVERN VIC 3144	\$530,000	25/10/2021
3 7/29 Hunter St MALVERN VIC 3144	\$509,000	4/12/2021

This Statement of Information was prepared on: 4/3/2022