Statement of Information

Single residential property located in the Melbourne metropolitan area

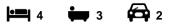
Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 31 Finch Street, Malvern East Vic 3145											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$6,000,000				&		\$6,500,000					
Median sale price											
Median price \$2,015,000			Prop	perty Type	Hous	e		Suburl	Malvern Eas	t	
Period - From 01/04/2020 to			:o 3	30/06/2020		So	ource REIV		,		
Comparable property sales (*Delete A or B below as applicable)											
	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property								l	Price	Date of sale	
1											
2											
3											
OR											
	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:								04/09/2020 11:06		









Property Type: House (Res) **Land Size:** 1281 sqm approx

Agent Comments

Indicative Selling Price \$6,000,000 - \$6,500,000 Median House Price June quarter 2020: \$2,015,000

Comparable Properties

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.

Account - RT Edgar | P: 03 9826 1000



