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

1/35 Johnstone Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$790,000		&		\$860,000			
Median sale p	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/10/2022	to	30/09/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/16 Finlayson St MALVERN 3144	\$832,500	09/09/2023
2			
3			

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:

25/10/2023 11:49



Thomson:





Property Type: Townhouse (Strata) Agent Comments Indicative Selling Price \$790,000 - \$860,000 Median Unit Price Year ending September 2023: \$745,000

Comparable Properties



2/16 Finlayson St MALVERN 3144 (REI)



Price: \$832,500 Method: Auction Sale Date: 09/09/2023 Property Type: Townhouse (Res) Agent Comments

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.

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