

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 8 Finch Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$4,500,000 & \$4,800,000

Median sale price

Median price \$1,860,000 Property Type House Suburb Malvern East

Period - From 01/04/2019 to 30/06/2019 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	42 Central Park Rd MALVERN EAST 3145	\$4,700,000	21/09/2019
2	68 Central Park Rd MALVERN EAST 3145	\$4,670,000	31/08/2019
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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: 02/10/2019 17:16



Property Type: House (Res)
Land Size: 928 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,800,000
Median House Price
June quarter 2019: \$1,860,000

Comparable Properties



42 Central Park Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$4,700,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)



68 Central Park Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$4,670,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 949 sqm approx

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.