

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	82 Finch Street, Malvern East Vic 3145
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Indicative selling price

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

Single price	\$3,250,000
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Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb	Malvern East
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

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	13 Epping St MALVERN EAST 3145	\$3,501,000	21/10/2017
2	30 Manning Rd MALVERN EAST 3145	\$3,400,000	09/09/2017
3	7 Childers Rd MALVERN 3144	\$3,370,000	09/12/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 3 2

Rooms:
Property Type: House (Res)
Land Size: 775 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,250,000
No median price available

Comparable Properties



13 Epping St MALVERN EAST 3145 (REI)

[Agent Comments](#)

5 2 4

Price: \$3,501,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 10
Property Type: House (Res)
Land Size: 803 sqm approx



30 Manning Rd MALVERN EAST 3145 (REI)

[Agent Comments](#)

5 3 2

Price: \$3,400,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 8
Property Type: House (Res)



7 Childers Rd MALVERN 3144 (REI)

[Agent Comments](#)

5 3 1

Price: \$3,370,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 483 sqm approx