

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,100,000 & \$3,410,000

#### Median sale price

Median price \$1,756,000 House X Unit Suburb Malvern East

Period - From 01/07/2017 to 30/09/2017 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	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	184 Finch St GLEN IRIS 3146	\$3,310,000	20/05/2017

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 770 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,100,000 - \$3,410,000  
**Median House Price**  
September quarter 2017: \$1,756,000

## Comparable Properties



13 Epping St MALVERN EAST 3145 (REI)

Agent Comments



**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



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



184 Finch St GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$3,310,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx