

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

401/1A FINCH STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

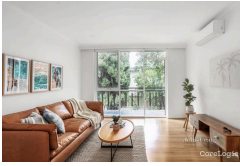
Date of sale

5/18-20 REPTON ROAD MALVERN EAST VIC 3145	\$585,000	09-May-23
1/37-39 FISHER STREET MALVERN EAST VIC 3145	\$592,500	10-Feb-24
14/16-18 DENE AVENUE MALVERN EAST VIC 3145	\$557,000	01-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 13 March 2024



5/18-20 REPTON ROAD MALVERN EAST VIC 3145

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Sold Price

\$585,000

Sold Date **09-May-23**

Distance **1.12km**



1/37-39 FISHER STREET MALVERN EAST VIC 3145

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Sold Price

^{RS} **\$592,500** ^{UN}

Sold Date **10-Feb-24**

Distance **1.41km**



14/16-18 DENE AVENUE MALVERN EAST VIC 3145

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Sold Price

\$557,000

Sold Date **01-Apr-23**

Distance **1.62km**



103/14 ILLOWA STREET MALVERN EAST VIC 3145

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Sold Price

\$510,000

Sold Date **21-Sep-23**

Distance **1.8km**



204/12 ILLOWA STREET MALVERN EAST VIC 3145

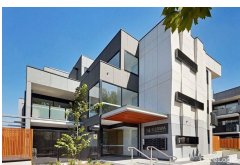
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Sold Price

\$525,000

Sold Date **13-Sep-23**

Distance **1.81km**



303/12 ILLOWA STREET MALVERN EAST VIC 3145

🛏️ 2 🚿 1 🚗 1

Sold Price

\$550,000

Sold Date **31-Aug-23**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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**7/14 ILLOWA STREET MALVERN
EAST VIC 3145**

Sold Price

\$587,500

Sold Date **02-May-23**

 2  1  1

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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