

# 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

15g/14 Elizabeth Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$800,000 Property Type Unit Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 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	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024
2	13/233 Burke Rd GLEN IRIS 3146	\$750,000	21/03/2024
3	222/14 Elizabeth St MALVERN 3144	\$770,000	22/04/2024

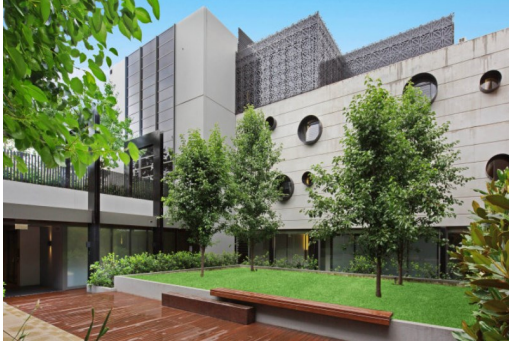
OR

~~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: 03/07/2024 11:40

15g/14 Elizabeth Street, Malvern Vic 3144

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 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
March quarter 2024: \$800,000

## Comparable Properties



112/1639 Malvern Rd GLEN IRIS 3146 (REI)

**Agent Comments**

 2  2  1

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** Apartment



13/233 Burke Rd GLEN IRIS 3146 (REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** Unit



222/14 Elizabeth St MALVERN 3144 (REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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