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

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.

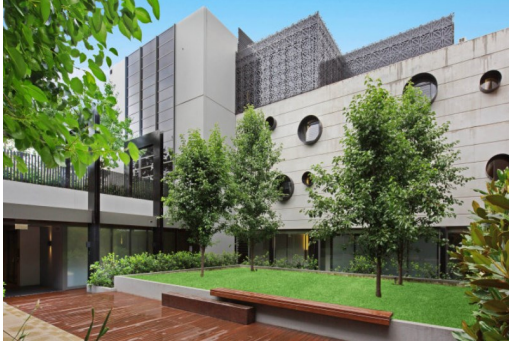|	Address of comparable property	Price	Date of sale
1	112/1639 Malvern Rd GLEN IRIS 3146	$710,000	10/04/2024
2	13/233 Burke Rd GLEN IRIS 3146	$750,000	21/03/2024
3	222/14 Elizabeth St MALVERN 3144	$770,000	22/04/2024

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

Daniel Atsis
03 9967 8899
0408 556 927
daniel.atsis@belleproperty.com

🛏 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)

🛏 2   🛁 2   🚗 1

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

Agent Comments

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

🛏 2   🛁 2   🚗 1

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

Agent Comments

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

🛏 2   🛁 2   🚗 1

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

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899