

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

201/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$850,000 & \$920,000

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 | 1/12a Spring Rd MALVERN 3144 | \$899,000 | 11/11/2023 |
| 2 | 228/14 Elizabeth St MALVERN 3144 | \$883,900 | 29/02/2024 |
| 3 | 12/60 Wattletree Rd ARMADALE 3143 | \$875,000 | 23/03/2024 |

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:

23/04/2024 15:23



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

March quarter 2024: \$800,000

Comparable Properties



1/12a Spring Rd MALVERN 3144 (REI/VG)

Agent Comments

2 2 1

Price: \$899,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Apartment



228/14 Elizabeth St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$883,900

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



12/60 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$875,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000