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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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









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)



Price: \$899,000 Method: Auction Sale Date: 11/11/2023 Property Type: Apartment Agent Comments



228/14 Elizabeth St MALVERN 3144 (REI)

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Price: \$883,900 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

12/60 Wattletree Rd ARMADALE 3143 (REI)



Agent Comments

Agent Comments



Price: \$875,000 Method: Auction Sale Date: 23/03/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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