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

222/14 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	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	402/881 High St ARMADALE 3143	\$872,000	11/12/2023
2	1/1455 High St GLEN IRIS 3146	\$800,000	09/11/2023
3	104/1 Norfolk PI MALVERN 3144	\$780,000	15/12/2023

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.

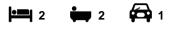
This Statement of Information was prepared on:

08/01/2024 09:44









Rooms: 4 Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** September quarter 2023: \$715,000

Comparable Properties



402/881 High St ARMADALE 3143 (REI)



Price: \$872,000 Method: Private Sale Date: 11/12/2023 Property Type: Apartment Agent Comments



1/1455 High St GLEN IRIS 3146 (REI)

6 2 2 2



Price: \$800,000 Method: Private Sale Date: 09/11/2023 Property Type: Apartment

104/1 Norfolk PI MALVERN 3144 (REI)



Agent Comments

Agent Comments



Price: \$780.000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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