

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 309/14 Elizabeth Street Malvern Vic 3144
Including suburb and
Postcode

Indicative selling price

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

Range between \$395,000 - \$420,000

Median sale price

Median price \$ 400,000 Property Type: Apartment Suburb: Malvern

Period – From 29/01/2024 to 14/10/2023 Source REIV

Comparable property sales (“Delete A or B below as applicable)

A These are the 3 properties sold within three kilometre of the property for sale in the last year 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 | 121/14 Elizabeth Street Malvern | \$420,000 | 29/01/2024 |
| 2 | 119/14 Elizabeth Street Malvern | \$379,000 | 24/10/2023 |
| 3 | 126/14 Elizabeth Street Malvern | \$378,000 | 14/10/2023 |