

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

38 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,050,000 Property Type House Suburb Malvern

Period - From 01/01/2023 to 31/03/2023 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	27 Shaftesbury Av MALVERN 3144	\$3,495,000	16/03/2023
2	3 Cressy St MALVERN 3144	\$3,200,000	09/03/2023
3	62 Stanhope St MALVERN 3144	\$3,040,000	18/03/2023

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:

11/07/2023 11:31



4 2 2

Property Type: House (Res)
Land Size: 585 Sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
March quarter 2023: \$3,050,000

Comparable Properties



27 Shaftesbury Av MALVERN 3144 (REI)

[Agent Comments](#)

- - -

Price: \$3,495,000
Method: Auction Sale
Date: 16/03/2023
Property Type: Land
Land Size: 717 sqm approx



3 Cressy St MALVERN 3144 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$3,200,000
Method: Auction Sale
Date: 09/03/2023
Property Type: House
Land Size: 651 sqm approx



62 Stanhope St MALVERN 3144 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$3,040,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 680.77 sqm approx

Account - Marshall White | P: 03 9822 9999