

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 203/14 Elizabeth Street Malvern VIC 3144

Indicative selling price

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

Range of between \$ 590,000 & \$ 650,000

Median sale price

Median Unit price \$ 650,000

Suburb Malvern

Period - From 01/05/2017 to 07/05/2018

Source Realestate.com.au

Comparable property sales

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
102/12A Spring Road Malvern VIC 3144	\$ 720,000	08/05/2018
202/1314 Malvern Road Malvern VIC 3144	\$655,000	15/01/2018
106/1387 Malvern Road Malvern VIC 3144	\$ 590,000	16/1/2018