

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

308/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$819,000 Property Type Unit Suburb Malvern

Period - From 01/10/2021 to 30/09/2022 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	317/14 Elizabeth St MALVERN 3144	\$385,000	13/05/2022
2	12/5-7 Ascot St MALVERN 3144	\$370,000	26/10/2022
3	4/42 Wattletree Rd ARMADALE 3143	\$355,000	05/10/2022

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:

08/11/2022 12:33



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Property Type: Strata Unit/Flat

Land Size: 42 sqm approx

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

Year ending September 2022: \$819,000

Comparable Properties



317/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 13/05/2022

Property Type: Apartment



12/5-7 Ascot St MALVERN 3144 (REI)

Agent Comments

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Price: \$370,000

Method: Sold Before Auction

Date: 26/10/2022

Property Type: Apartment



4/42 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment