## 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

7/16 Elizabeth Street, Malvern Vic 3144

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$650,000		&		\$710,000			
Median sale price								
Median price	\$782,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/281 Tooronga Rd GLEN IRIS 3146	\$660,000	10/10/2024
2	15/7 Warner St MALVERN 3144	\$665,000	29/08/2024
3	19/65 Station St MALVERN 3144	\$685,000	05/10/2024

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:

28/11/2024 16:12



7/16 Elizabeth Street, Malvern Vic 3144







Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$650,000 - \$710,000 Median Unit Price September quarter 2024: \$782,500

# **Comparable Properties**

6/281 Tooronga Rd GLEN IRIS 3146 (REI) 2 2 2 1 Price: \$660,000 Method: Private Sale Date: 10/10/2024 Property Type: Apartment	Agent Comments
15/7 Warner St MALVERN 3144 (REI/VG) 2 1 1 1 Price: \$665,000 Method: Private Sale Date: 29/08/2024 Property Type: Unit	Agent Comments
19/65 Station St MALVERN 3144 (REI) 2 1 1 1 Price: \$685,000 Method: Auction Sale Date: 05/10/2024 Property Type: Apartment	Agent Comments

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



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