



1   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$380,000

**Median Unit Price**  
 March quarter 2017: \$735,000

## Comparable Properties



**303/36 Bonview Rd MALVERN 3144 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$396,000  
**Method:** Private Sale  
**Date:** 01/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



**8/1 Clendon Rd ARMADALE 3143 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$375,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 3  
**Property Type:** Apartment



**5/11 Johnstone St MALVERN 3144 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$365,000  
**Method:** Sold Before Auction  
**Date:** 05/05/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

11g/14 Elizabeth Street, Malvern Vic 3144

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

**Median sale price**

Median price \$735,000

Unit X

Suburb Malvern

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 303/36 Bonview Rd MALVERN 3144 | \$396,000 | 01/05/2017   |
| 8/1 Clendon Rd ARMADALE 3143   | \$375,000 | 25/03/2017   |
| 5/11 Johnstone St MALVERN 3144 | \$365,000 | 05/05/2017   |