

## 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

118/14 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

\$399,000

#### Median sale price

Median price

\$720,000

House

Unit

X

Suburb

Malvern

Period - From

01/10/2017

to

31/12/2017

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	225/14 Elizabeth St MALVERN 3144	\$407,500	27/09/2017
2	5/472 Dandenong Rd CAULFIELD NORTH 3161	\$390,000	08/01/2018
3	9/42 Wattletree Rd ARMADALE 3143	\$385,000	28/10/2017

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.~~



1  
 1  
 1

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

**Indicative Selling Price**  
 \$399,000  
**Median Unit Price**  
 December quarter 2017: \$720,000

## Comparable Properties



**225/14 Elizabeth St MALVERN 3144 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$407,500  
**Method:** Private Sale  
**Date:** 27/09/2017  
**Rooms:** 2  
**Property Type:** Apartment



**5/472 Dandenong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$390,000  
**Method:** Auction Sale  
**Date:** 08/01/2018  
**Rooms:** 2  
**Property Type:** Apartment



**9/42 Wattletree Rd ARMADALE 3143 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$385,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Apartment