

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 223/14 Elizabeth Street, Malvern, VIC 3144

Indicative selling price

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

Single price \$400,000

or range between

&

Median sale price

Median price \$805,000

Property type Unit

Suburb MALVERN

Period - From 03/02/2021

to

02/08/2021

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 807/770c Toorak Road Glen Iris Vic 3146	\$430,000	2021-06-26
2 102/770d Toorak Road Glen Iris Vic 3146	\$417,500	2021-05-28
3 310/14 Elizabeth Street Malvern Vic 3144	\$400,000	2021-02-05

This Statement of Information was prepared on: 02/08/2021

