

## 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

10g/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)

Range between \$330,000

&

\$360,000

#### 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	301/770b Toorak Rd GLEN IRIS 3146	\$360,000	13/02/2018
2	5/1 St Georges Rd TOORAK 3142	\$345,000	26/10/2017
3	7/47 Kooyong Rd ARMADALE 3143	\$329,500	26/02/2018

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.



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

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

December quarter 2017: \$720,000

## Comparable Properties

301/770b Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

1   
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**Price:** \$360,000

**Method:** Sale

**Date:** 13/02/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat



5/1 St Georges Rd TOORAK 3142 (VG)

Agent Comments

1   
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**Price:** \$345,000

**Method:** Sale

**Date:** 26/10/2017

**Rooms:** -

**Property Type:** Apartment



7/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

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**Price:** \$329,500

**Method:** Private Sale

**Date:** 26/02/2018

**Rooms:** -

**Property Type:** Apartment