## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	224/14 Elizabeth Street, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$390,000	&	\$429,000

#### Median sale price

Median price	\$679,250	Pro	perty Type U	nit		Suburb	Malvern
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	103/1228 Malvern Rd MALVERN 3144	\$385,000	17/09/2024
2	114/1639 Malvern Rd GLEN IRIS 3146	\$434,000	23/08/2024
3	204/36 Bonview Rd MALVERN 3144	\$415,000	23/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2024 15:21





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

**Indicative Selling Price** \$390,000 - \$429,000 **Median Unit Price** Year ending September 2024: \$679,250



Rooms: 2

Property Type: Apartment

**Agent Comments** 

# Comparable Properties



103/1228 Malvern Rd MALVERN 3144 (REI)

Price: \$385,000 Method: Private Sale Date: 17/09/2024 Property Type: Unit





114/1639 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

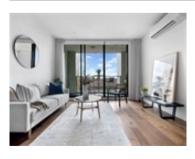


Price: \$434,000

Method: Sold Before Auction

Date: 23/08/2024

Property Type: Apartment



204/36 Bonview Rd MALVERN 3144 (REI)

Method: Private Sale Date: 23/07/2024

Price: \$415.000

Property Type: Apartment

Agent Comments

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



