

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

131/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$796,500

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2021

to

31/03/2021

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	1/27 Edgar St GLEN IRIS 3146	\$815,000	19/06/2021
2	8/78 Horace St MALVERN 3144	\$805,000	09/02/2021
3	13/233 Burke Rd GLEN IRIS 3146	\$756,000	29/01/2021

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.~~

This Statement of Information was prepared on:

24/06/2021 13:20

131/14 Elizabeth Street, Malvern Vic 3144



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

March quarter 2021: \$796,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/27 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 2 2

Price: \$815,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit



8/78 Horace St MALVERN 3144 (REI/VG)

Agent Comments

2 2 1

Price: \$805,000

Method: Sold Before Auction

Date: 09/02/2021

Property Type: Apartment



13/233 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$756,000

Method: Private Sale

Date: 29/01/2021

Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.