

# 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](http://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

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