

# 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

125/14 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

\$995,000

&

\$1,010,000

### Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2020

to

30/09/2021

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	101/361 Glenferrie Rd MALVERN 3144	\$995,000	29/09/2021
2	102/361 Glenferrie Rd MALVERN 3144	\$1,000,000	05/07/2021
3	132/14 Elizabeth St MALVERN 3144	\$1,025,000	26/06/2021

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:

01/12/2021 12:59

125/14 Elizabeth Street, Malvern Vic 3144

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$995,000 - \$1,010,000

**Median Unit Price**

Year ending September 2021: \$745,000



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**101/361 Glenferrie Rd MALVERN 3144 (REI/VG)** Agent Comments

 2  2  1

**Price:** \$995,000

**Method:** Private Sale

**Date:** 29/09/2021

**Property Type:** Apartment



**102/361 Glenferrie Rd MALVERN 3144 (REI/VG)** Agent Comments

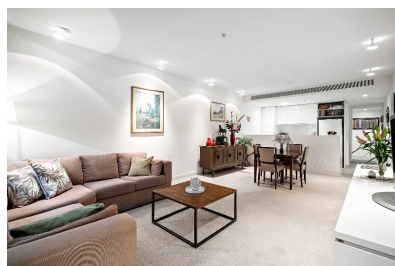
 2  2  1

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 05/07/2021

**Property Type:** Apartment



**132/14 Elizabeth St MALVERN 3144 (VG)**

Agent Comments

 2  -  -

**Price:** \$1,025,000

**Method:** Sale

**Date:** 26/06/2021

**Property Type:** Strata Unit/Flat

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