

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

228/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$967,500 Property Type Unit Suburb Malvern

Period - From 01/01/2022 to 31/03/2022 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	102/1308 Malvern Rd, Malvern, Vic 3144, Australia	\$990,000	21/10/2021
2	4/2-6 Fraser St MALVERN 3144	\$940,000	08/03/2022
3	125/14 Elizabeth St MALVERN 3144	\$995,000	17/02/2022

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:

19/04/2022 15:28

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

March quarter 2022: \$967,500

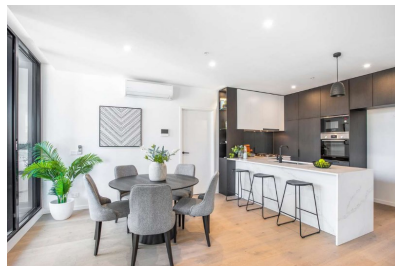


3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



102/1308 Malvern Rd, Malvern, Vic 3144, Australia (REI)

Agent Comments

2 2 2

Price: \$990,000

Method:

Date: 21/10/2021

Property Type: Apartment



4/2-6 Fraser St MALVERN 3144 (REI)

Agent Comments

2 1 2

Price: \$940,000

Method: Private Sale

Date: 08/03/2022

Property Type: Unit



125/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

2 2 1

Price: \$995,000

Method: Private Sale

Date: 17/02/2022

Property Type: Apartment

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