

# 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

206/14 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 \$700,000 & \$770,000

### Median sale price

Median price \$782,500 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	9/158-160 Wattletree Rd MALVERN 3144	\$765,000	29/08/2024
2	4/723 Toorak Rd KOOYONG 3144	\$760,000	24/07/2024
3	2/1571 Malvern Rd GLEN IRIS 3146	\$770,000	24/07/2024

**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:

22/10/2024 15:20



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/158-160 Wattletree Rd MALVERN 3144 (REI)** Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 29/08/2024

**Property Type:** Apartment



**4/723 Toorak Rd KOOYONG 3144 (REI/VG)** Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 24/07/2024

**Property Type:** Unit



**2/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)** Agent Comments



**Price:** \$770,000

**Method:** Private Sale

**Date:** 24/07/2024

**Property Type:** Apartment

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