## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$782,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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



206/14 Elizabeth Street, Malvern Vic 3144







Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** September quarter 2024: \$782,500

# **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

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



propertydata

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