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

41 Elizabeth Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,200,000		&		\$3,500,000			
Median sale p	rice							
Median price	\$2,520,000	Pro	operty Type	Hou	House		Suburb	Malvern
Period - From	22/02/2020	to	21/02/2021		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.

Add	dress of comparable property	Price	Date of sale
1	8 Meredith St MALVERN 3144	\$3,520,000	20/10/2020
2	18 Monaro Rd KOOYONG 3144	\$3,420,000	26/11/2020
3	1a Sorrett Av MALVERN 3144	\$3,410,000	18/12/2020

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:

22/02/2021 14:23



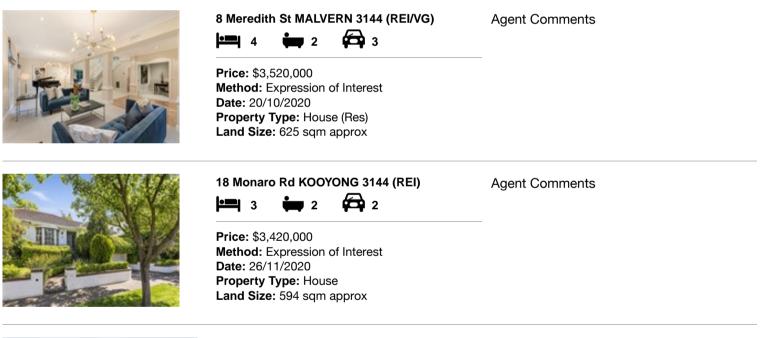
RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 766 sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price 22/02/2020 - 21/02/2021: \$2,520,000

Comparable Properties





1a Sorrett Av MALVERN 3144 (VG)



Price: \$3,410,000 Method: Sale Date: 18/12/2020 Property Type: House (Res) Land Size: 614 sqm approx Agent Comments

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.