

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 consumer.vic.gov.au/underquoting

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,520,000

Property Type House

Suburb Malvern

Period - From 22/02/2020

to 21/02/2021

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	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



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



8 Meredith St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$3,520,000

Method: Expression of Interest

Date: 20/10/2020

Property Type: House (Res)

Land Size: 625 sqm approx



18 Monaro Rd KOORYONG 3144 (REI)

Agent Comments



Price: \$3,420,000

Method: Expression of Interest

Date: 26/11/2020

Property Type: House

Land Size: 594 sqm approx



1a Sorrett Av MALVERN 3144 (VG)

Agent Comments



Price: \$3,410,000

Method: Sale

Date: 18/12/2020

Property Type: House (Res)

Land Size: 614 sqm approx