# 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

69a 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 betwee	\$5,000,000		&		\$5,300,000			
Median sale p	rice							
Median price	\$2,800,000	Pro	operty Type	Hou	ISE		Suburb	Malvern
Period - From	01/07/2023	to	30/06/2024		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	44 Elizabeth St MALVERN 3144	\$5,730,000	25/06/2024
2	44 Somers Av MALVERN 3144	\$5,500,044	29/02/2024
3	26 Elizabeth St MALVERN 3144	\$5,150,000	16/02/2024

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:

01/08/2024 16:02



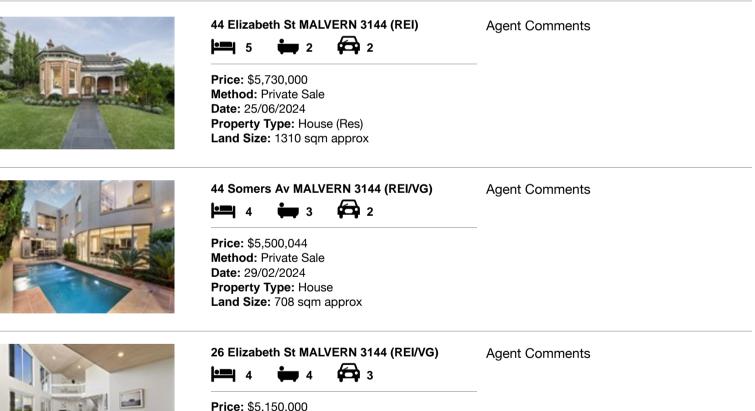






Property Type: Land Size: 882 sqm approx Agent Comments Indicative Selling Price \$5,000,000 - \$5,300,000 Median House Price Year ending June 2024: \$2,800,000

# **Comparable Properties**





Method: Sold Before Auction Date: 16/02/2024 Property Type: House (Res) Land Size: 658 sqm approx

# Account - RT Edgar | P: 03 9826 1000

propertydata



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