

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

121/14 ELIZABETH STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,750

Property type

Unit

Suburb

Malvern

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/44 EDGAR STREET GLEN IRIS VIC 3146	\$492,000	22-Nov-23
2/138 MILTON PARADE GLEN IRIS VIC 3146	\$490,000	19-Aug-23
10/71 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$460,000	17-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024



1/44 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$492,000** Sold Date **22-Nov-23**

2 1 1

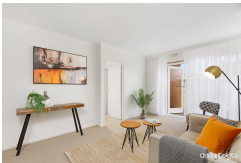
Distance **0.83km**



2/138 MILTON PARADE GLEN IRIS VIC 3146 Sold Price **\$490,000** Sold Date **19-Aug-23**

2 1 1

Distance **0.8km**



10/71 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price **\$460,000** Sold Date **17-Aug-23**

2 1 1

Distance **0.84km**



6/66 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **13-Dec-23**

2 1 1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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