

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

106/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$710,000

Median sale price

Median price \$698,750

House

Unit

X

Suburb Malvern

Period - From 01/07/2018

to

30/09/2018

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	103/1555 Malvern Rd GLEN IRIS 3146	\$710,000	23/05/2018
2	6/35 Maitland St GLEN IRIS 3146	\$695,000	02/06/2018
3	4/51-53 Wheatland Rd MALVERN 3144	\$677,500	08/09/2018

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.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

September quarter 2018: \$698,750

Comparable Properties



103/1555 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 2
 1

Price: \$710,000
Method: Private Sale
Date: 23/05/2018
Rooms: -
Property Type: Apartment



6/35 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$695,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Apartment



4/51-53 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

2
 1
 1

Price: \$677,500
Method: Auction Sale
Date: 08/09/2018
Rooms: 5
Property Type: Apartment