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

11/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$395,000			
Median sale p	rice							
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2021	to	31/03/2022		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	318/14 Elizabeth St MALVERN 3144	\$393,000	20/05/2022
2	317/14 Elizabeth St MALVERN 3144	\$385,000	13/05/2022
3	8/472 Dandenong Rd CAULFIELD NORTH 3161	\$375,000	06/05/2022

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:

12/07/2022 12:38









Rooms: 2 Property Type: Apartment Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$370,000 - \$395,000 Median Unit Price Year ending March 2022: \$762,500

Comparable Properties

318/14 Elizabeth St MALVERN 3144 (VG)



Price: \$393,000 Method: Sale Date: 20/05/2022 Property Type: Strata Unit/Flat Agent Comments



317/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$385,000 Method: Private Sale Date: 13/05/2022 Property Type: Apartment



8/472 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$375,000 Method: Private Sale Date: 06/05/2022 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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