

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

217/14 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Malvern

Period-from

01 May 2023

to

30 Apr 2024

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

109/1228 MALVERN ROAD MALVERN VIC 3144	\$395,000	11-Jan-24
9/1431 HIGH STREET GLEN IRIS VIC 3146	\$395,000	22-Feb-24
403/1615 MALVERN ROAD GLEN IRIS VIC 3146	\$370,000	27-Mar-24

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: 30 May 2024



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PROPERTY
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109/1228 MALVERN ROAD
MALVERN VIC 3144

1 1 1

Sold Price **\$395,000** Sold Date **11-Jan-24**

Distance **0.15km**



9/1431 HIGH STREET GLEN IRIS VIC Sold Price

1 1 1

Sold Date **22-Feb-24**

3146

Distance **1.18km**



403/1615 MALVERN ROAD GLEN
IRIS VIC 3146

1 1 1

Sold Price **\$370,000** Sold Date **27-Mar-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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