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

405/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$399,000

Median sale price

Median price	\$750,000	Pro	perty Type Uni	t	Suburb	Malvern
Period - From	01/10/2019	to	30/09/2020	Sourc	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11/77 Wattletree Rd ARMADALE 3143	\$395,000	29/07/2020
2	902/770b Toorak Rd GLEN IRIS 3146	\$410,000	26/06/2020
3			

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:

09/12/2020 11:28



405/14 Elizabeth Street, Malvern Vic 3144







Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$399,000 Median Unit Price Year ending September 2020: \$750,000

Comparable Properties



11/77 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 29/07/2020 Property Type: Apartment



902/770b Toorak Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$410,000 Method: Private Sale Date: 26/06/2020 Rooms: 2 Property Type: Apartment

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.