

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$399,000

### Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2019

to

30/09/2020

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	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

Lauchlan Waterfield

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**Indicative Selling Price**

\$399,000

**Median Unit Price**

Year ending September 2020: \$750,000



**Property Type:** Apartment

Agent Comments

## 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.

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