

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

113/14 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Malvern

Period-from

01 Feb 2024

to

31 Jan 2025

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

12/677 TOORAK ROAD TOORAK VIC 3142	\$720,000	20-Nov-24
13/844 MALVERN ROAD ARMADALE VIC 3143	\$705,000	12-Oct-24
4/35 WATTLETREE ROAD ARMADALE VIC 3143	\$715,000	03-Dec-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: 11 February 2025



**12/677 TOORAK ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

\$720,000

Sold Date **20-Nov-24**

Distance

1.07km



**13/844 MALVERN ROAD
ARMADALE VIC 3143**

 2  1  -

Sold Price

\$705,000

Sold Date **12-Oct-24**

Distance

1.61km



**4/35 WATTLE TREE ROAD
ARMADALE VIC 3143**

 2  2  1

Sold Price

\$715,000

Sold Date **03-Dec-24**

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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