

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

or range
between

\$410,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

Unit

Suburb

Malvern

Period-from

01 Jan 2021

to

31 Dec 2021

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

8/64 Stanhope Street Malvern VIC 3144	\$435,000	28-Apr-21
5/218 Wattleree Road Malvern VIC 3144	\$440,000	06-Jul-21
308/436 Burke Road Camberwell VIC 3124	\$449,000	15-Jun-21

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: 21 January 2022



8/64 Stanhope Street Malvern VIC 3144

Sold Price

\$435,000

Sold Date

28-Apr-21

 1  1  1

Distance

0.88km



5/218 Wattletree Road Malvern VIC 3144

Sold Price

\$440,000

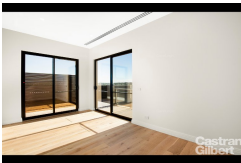
Sold Date

06-Jul-21

 1  1  1

Distance

1.35km



308/436 Burke Road Camberwell VIC 3124

Sold Price

\$449,000

Sold Date

15-Jun-21

 1  1  1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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