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<br>Including suburb and postcode | 3/14 Elizabeth Street, Malvern Vic 3144 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $730,000 & $780,000

## Median sale price

Median price $745,000 Property Type Unit Suburb Malvern

Period - From 01/10/2022 to 30/09/2023 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 | 203/69 Aintree Rd GLEN IRIS 3146 | $770,000 | 29/06/2023 |
| 2 | 3/171 Wattletree Rd MALVERN 3144 | $750,000 | 10/08/2023 |
| 3 | 1/18 Edgar St GLEN IRIS 3146 | $740,000 | 16/09/2023 |

**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: 18/10/2023 15:13

# 3/14 Elizabeth Street, Malvern Vic 3144

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



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**Property Type:**
Divorce/Estate/Family Transfers

Agent Comments

**Indicative Selling Price**
$730,000 - $780,000
**Median Unit Price**
Year ending September 2023: $745,000

## Comparable Properties



**203/69 Aintree Rd GLEN IRIS 3146 (REI/VG)**

2 2 2

Agent Comments

**Price:** $770,000
**Method:** Sold Before Auction
**Date:** 29/06/2023
**Property Type:** Apartment

**3/171 Wattletree Rd MALVERN 3144 (VG)**

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Agent Comments

**Price:** $750,000
**Method:** Sale
**Date:** 10/08/2023
**Property Type:** Strata Unit/Flat

**1/18 Edgar St GLEN IRIS 3146 (REI)**

2 1 2

Agent Comments

**Price:** $740,000
**Method:** Auction Sale
**Date:** 16/09/2023
**Property Type:** Apartment



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