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

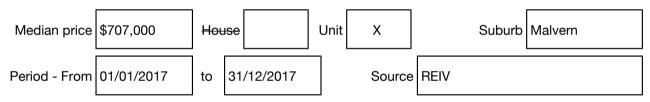
7/14 Elizabeth Street, Malvern Vic 3144

Indicative selling price

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

Single price \$739,000

Median sale price



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	9/1059 Malvern Rd TOORAK 3142	\$780,000	09/12/2017
2	104/1 Norfolk PI MALVERN 3144	\$755,000	15/12/2017
3	12/5 Warner St MALVERN 3144	\$720,000	21/10/2017

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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

Generated: 20/03/2018 09:23

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.







Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$739,000 **Median Unit Price** Year ending December 2017: \$707,000

Comparable Properties



9/1059 Malvern Rd TOORAK 3142 (REI)

104/1 Norfolk PI MALVERN 3144 (REI)

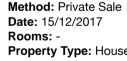


Price: \$780,000 Method: Auction Sale Date: 09/12/2017 Rooms: 5 Property Type: Apartment Agent Comments

Agent Comments



6 2 2 2 Price: \$755,000



Method: Private Sale Property Type: House

12/5 Warner St MALVERN 3144 (REI/VG) Agent Comments





Price: \$720.000 Method: Auction Sale Date: 21/10/2017 Rooms: -Property Type: Apartment

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

Generated: 20/03/2018 09:23

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.



