

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

20 Moama Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,072,500 Property Type House Suburb Malvern East

Period - From 01/04/2021 to 30/06/2021 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	5 Oak Gr MALVERN EAST 3145	\$2,525,000	06/08/2021
2	2 Vickery St MALVERN EAST 3145	\$2,520,000	11/05/2021
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: 17/09/2021 11:54



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Property Type: House

Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
June quarter 2021: \$2,072,500

Comparable Properties



5 Oak Gr MALVERN EAST 3145 (REI)

Agent Comments

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Price: \$2,525,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: House (Res)
Land Size: 700 sqm approx



2 Vickery St MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$2,520,000
Method: Private Sale
Date: 11/05/2021
Property Type: House (Res)
Land Size: 520 sqm approx

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 | P: 03 9822 9999 | F: 03 9824 4897