

# 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

5/27 Moama Road, Malvern East, VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Malvern east

Period - From

11/06/2024

to

10/12/2024

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5/15 Darling Road Malvern East Vic 3145	\$528,000	2024-11-09
2	4/16 Repton Road Malvern East Vic 3145	\$537,500	2024-09-03
3	7/4 Kokaribb Road Carnegie Vic 3163	\$530,000	2024-09-07

This Statement of Information was prepared on:

11/12/2024