

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

4/17 Moama Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$540,000

&

\$594,000

Median sale price

Median price

\$650,500

House

Unit

X

Suburb

Malvern East

Period - From

01/07/2017

to

30/09/2017

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	6/36 Johnstone St MALVERN 3144	\$592,000	03/06/2017
2	2/240 Waverley Rd MALVERN EAST 3145	\$587,000	17/07/2017
3	3/36 Johnstone St MALVERN 3144	\$570,000	09/10/2017

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.~~



2 - 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$540,000 - \$594,000

Median Unit Price

September quarter 2017: \$650,500

Comparable Properties



6/36 Johnstone St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$592,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Apartment



2/240 Waverley Rd MALVERN EAST 3145 (VG)

Agent Comments

2 - -

Price: \$587,000
Method: Sale
Date: 17/07/2017
Rooms: -
Property Type: Strata Unit/Flat



3/36 Johnstone St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: Apartment