

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

3/7 MOAMA ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

2/243 WAVERLEY ROAD MALVERN EAST VIC 3145	\$960,000	22-Oct-22
8 SILVERTON STREET MALVERN EAST VIC 3145	\$950,000	09-Nov-22
2/10 FISHER STREET MALVERN EAST VIC 3145	\$812,500	12-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 23 March 2023

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**2/243 WAVERLEY ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$960,000** Sold Date **22-Oct-22**

Distance **0.61km**



**8 SILVERTON STREET MALVERN
EAST VIC 3145**

2 1 2

Sold Price **\$950,000** Sold Date **09-Nov-22**

Distance **0.71km**



**2/10 FISHER STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price **\$812,500** Sold Date **12-Dec-22**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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