

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Bowen Street Malmsbury VIC 3446

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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Malmsbury

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16 Hunter Street Malmsbury VIC 3446	\$800,000	04-Sep-20
31 Hunter Street Malmsbury VIC 3446	\$770,000	13-Jul-20
16 Old Quarry Road Malmsbury VIC 3446	\$800,000	09-Apr-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 December 2020



16 Hunter Street Malmsbury VIC 3446

Sold Price

^{RS} **\$800,000** Sold Date **04-Sep-20**

3 2 4

Distance -



31 Hunter Street Malmsbury VIC 3446

Sold Price

\$770,000 Sold Date **13-Jul-20**

3 3 4

Distance **2.78km**



16 Old Quarry Road Malmsbury VIC 3446

Sold Price

\$800,000 Sold Date **09-Apr-20**

3 2 4

Distance **4.9km**



171 Burton Avenue Kyneton VIC 3444

Sold Price

\$845,000 Sold Date **20-Nov-19**

5 2 3

Distance **7.59km**

RS = Recent sale

UN = Undisclosed Sale

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