



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 or locality and postcode 20 Adamson Street, Malmsbury Vic 3446

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$492,500 House ☒ Unit ☐ Suburb or locality Malmsbury

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 eighteen 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
1 140 Mollison St MALMSBURY 3446	\$500,000	01/07/2017
2 6 Drake St MALMSBURY 3446	\$458,500	20/04/2018
3 6 Fraser St MALMSBURY 3446	\$435,000	19/04/2018

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 eighteen months.~~