

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

30 Service 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Malmsbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Ward Street Malmsbury VIC 3446	\$660,000	12-Nov-21
36 Mitchell Street Malmsbury VIC 3446	\$625,000	15-Apr-21

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: 25 November 2021



8 Ward Street Malmsbury VIC 3446 Sold Price ^{RS} **\$660,000** Sold Date **12-Nov-21**

4 2 2

Distance **0.47km**



36 Mitchell Street Malmsbury VIC 3446 Sold Price **\$625,000** Sold Date **15-Apr-21**

3 2 2

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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