

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

6 Adamson Street, Malmsbury Vic 3446

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$369,000

Median sale priceMedian price \$461,750 House ☒ Unit ☐ Suburb or locality Malmsbury

Period - From 01/01/2018 to 31/12/2018 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	2616 Daylesford Rd MALMSBURY 3446	\$450,000	02/10/2018
2	19 Adamson St MALMSBURY 3446	\$348,000	10/10/2018
3	4 Adamson St MALMSBURY 3446	\$330,000	12/10/2018

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.



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Rooms:
Property Type: House
Land Size: 1157 sqm approx
Agent Comments

Indicative Selling Price
 \$369,000

Median House Price
 Year ending December 2018: \$461,750

Comparable Properties



2616 Daylesford Rd MALMSBURY 3446 (REI/VG)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 02/10/2018
Rooms: -
Property Type: House
Land Size: 1095 sqm approx



19 Adamson St MALMSBURY 3446 (REI)

Agent Comments

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Price: \$348,000
Method: Private Sale
Date: 10/10/2018
Rooms: 4
Property Type: House
Land Size: 950 sqm approx



4 Adamson St MALMSBURY 3446 (REI/VG)

Agent Comments

2 1 -

Price: \$330,000
Method: Private Sale
Date: 12/10/2018
Rooms: 3
Property Type: House
Land Size: 1062 sqm approx