

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

3 Bennett 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 \$900,000 & \$990,000

Median sale price

Median price

\$700,000

Property type

House

Suburb

Malmsbury

Period - From

30 Jun 2021

to

01 Jul 2022

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

21 Harvey Street, Malmsbury VIC 3446	\$1,085,000	24-Sept-2021
119 Mollison Street, Malmsbury VIC 3446	\$810,000	25-May-2021
27 Bever Street, Malmsbury VIC 3446	\$900,000	16-Feb-2021

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: 18th October 2021