

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

55 MOLLISON 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Malmsbury

Period-from

01 May 2022

to

30 Apr 2023

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

17 BARKER STREET MALMSBURY VIC 3446	\$845,000	24-Nov-21
25 ORR STREET MALMSBURY VIC 3446	\$801,000	03-Oct-22
7 URQUHART STREET MALMSBURY VIC 3446	\$790,000	20-Nov-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: 05 May 2023



**17 BARKER STREET MALMSBURY
VIC 3446**

 2  1  -

Sold Price

\$845,000

Sold Date

24-Nov-21

Distance

0.3km



**25 ORR STREET MALMSBURY VIC
3446**

 3  1  2

Sold Price

\$801,000

Sold Date

03-Oct-22

Distance

1.09km



**7 URQUHART STREET MALMSBURY
VIC 3446**

 3  2  2

Sold Price

\$790,000

Sold Date

20-Nov-21

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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