



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Walsh Street,  
MALMSBURY 3446**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$460,000 - \$480,000**

### Median sale price

Median **House** for **MALMSBURY** for period **Jan 2017 - Nov 2017**

Sourced from **Pricefinder**.

**\$370,000**

### Comparable property sales

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 the most comparable to the property for sale.

**38 Mitchell Street,**  
Malmsbury 3446

**Price \$464,500** Sold 17  
August 2017

**39 Raleigh Street,**  
Malmsbury 3446

**Price \$445,000** Sold 22  
September 2017

**35 Clowes Street,**  
Malmsbury 3446

**Price \$455,000** Sold 17 July  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



**Kirsty Murray**  
PRDnationwide

03 5422 2127  
0409 426 815  
[kirstym@prdkyneton.com.au](mailto:kirstym@prdkyneton.com.au)



**Helen Jens**  
PRDnationwide

03 5422 2127  
0404 834 926  
[helenj@prdkyneton.com.au](mailto:helenj@prdkyneton.com.au)



21 High Street,  
Kyneton VIC 3444