

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

34 Adamson 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Malmsbury

Period-from

01 Jan 2021

to

31 Dec 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

3 Bennett Street Malmsbury VIC 3446	\$945,000	04-Nov-21
119 Mollison Street Malmsbury VIC 3446	\$810,000	25-May-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.

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3 Bennett Street Malmsbury VIC 3446

Sold Price

^{RS}

\$945,000

Sold Date

04-Nov-21



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1



-

Distance

0.3km



119 Mollison Street Malmsbury VIC 3446

Sold Price

\$810,000

Sold Date

25-May-21



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Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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