

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

2 Old Quarry Road 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Malmsbury

Period-from

01 Aug 2020

to

31 Jul 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

196 Malmsbury East Road Malmsbury VIC 3446	\$1,010,000	12-Feb-21
239 Malmsbury East Road Greenhill VIC 3444	\$931,000	04-Jul-21
115 Pudding Bag Road Drummond VIC 3461	\$1,010,000	19-Mar-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 August 2021



**196 Malmsbury East Road
 Malmsbury VIC 3446**

 5  2  2

Sold Price **\$1,010,000** Sold Date **12-Feb-21**

Distance **0.24km**



**239 Malmsbury East Road Greenhill
 VIC 3444**

 3  2  2

Sold Price ^{RS} **\$931,000** Sold Date **04-Jul-21**

Distance **0.27km**



**115 Pudding Bag Road Drummond
 VIC 3461**

 -  -  -

Sold Price **\$1,010,000** Sold Date **19-Mar-21**

Distance **9.23km**

RS = Recent sale

UN = Undisclosed Sale

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