

# 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

8 Ward Street, Malmsbury VIC 3446

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$590,000 & \$640,000

### 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
9 Barker Street, Malmsbury VIC 3446	\$570,000	09-Jul-2021
36 Mitchell Street, Malmsbury VIC 3446	\$625,000	15-April-2021
18 Fraser Street, Malmsbury VIC 3446	\$590,000	26-May-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: 27th October 2021