

## 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

12 BENNETT 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

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Malmsbury

Period-from

01 Aug 2023

to

31 Jul 2024

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

37 MOLLISON STREET MALMSBURY VIC 3446	\$380,000	07-Feb-24
7 ORR STREET MALMSBURY VIC 3446	\$285,000	06-Nov-23

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: 09 August 2024



**37 MOLLISON STREET  
MALMSBURY VIC 3446**

- - -

Sold Price **\$380,000** Sold Date **07-Feb-24**

Distance **1.46km**



**7 ORR STREET MALMSBURY VIC  
3446**

- - -

Sold Price **\$285,000** Sold Date **06-Nov-23**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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## 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

14 BENNETT 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Malmsbury

Period-from

01 Jul 2023

to

30 Jun 2024

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

113 MOLLISON STREET MALMSBURY VIC 3446	\$590,000	23-Jul-24
142 MOLLISON STREET MALMSBURY VIC 3446	\$550,000	04-Apr-24
39 CAMERON STREET MALMSBURY VIC 3446	\$560,000	19-Jun-24

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: 30 July 2024



**113 MOLLISON STREET  
MALMSBURY VIC 3446**

2 1 2

Sold Price **\$590,000** Sold Date **23-Jul-24**

Distance **0.37km**



**142 MOLLISON STREET  
MALMSBURY VIC 3446**

3 1 1

Sold Price **\$550,000** Sold Date **04-Apr-24**

Distance **0.29km**



**39 CAMERON STREET  
MALMSBURY VIC 3446**

2 1 2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **19-Jun-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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## 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

16 BENNETT 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

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Malmsbury

Period-from

01 Aug 2023

to

31 Jul 2024

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

37 MOLLISON STREET MALMSBURY VIC 3446	\$380,000	07-Feb-24
7 ORR STREET MALMSBURY VIC 3446	\$285,000	06-Nov-23

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: 09 August 2024



**37 MOLLISON STREET  
MALMSBURY VIC 3446**

- - -

Sold Price **\$380,000** Sold Date **07-Feb-24**

Distance **1.46km**



**7 ORR STREET MALMSBURY VIC  
3446**

- - -

Sold Price **\$285,000** Sold Date **06-Nov-23**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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## 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

9-11 COGHLAN 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

\$400,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
37 MOLLISON STREET MALMSBURY VIC 3446	\$380,000	07-Feb-24
34 CLOWES STREET MALMSBURY VIC 3446	\$500,000	02-Feb-24

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: 09 August 2024



**37 MOLLISON STREET  
MALMSBURY VIC 3446**

- - -

Sold Price **\$380,000** Sold Date **07-Feb-24**

Distance **1.52km**



**34 CLOWES STREET MALMSBURY  
VIC 3446**

- - -

Sold Price **\$500,000** Sold Date **02-Feb-24**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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