

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

16 Hunter Street, Malmsbury Vic 3446

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$850,000

Median sale price

Median price \$600,000 Property Type House Suburb Malmsbury

Period - From 01/01/2019 to 31/12/2019 Source REIV

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 eighteen 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
1	25 Service St MALMSBURY 3446	\$890,000	31/01/2019
2	2644 Daylesford Rd MALMSBURY 3446	\$740,000	01/12/2018
3			

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 eighteen months.

This Statement of Information was prepared on: 04/03/2020 14:09



 3  2  2

Rooms: 5
Property Type: lifestyle
Land Size: 16000 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending December 2019: \$600,000

Comparable Properties

25 Service St MALMSBURY 3446 (REI/VG)

Agent Comments

 4  1  10

Price: \$890,000
Method: Auction Sale
Date: 31/01/2019
Property Type: House (Res)
Land Size: 5540 sqm approx



2644 Daylesford Rd MALMSBURY 3446
(REI/VG)

Agent Comments

 3  1  2

Price: \$740,000
Method: Auction Sale
Date: 01/12/2018
Property Type: House (Res)
Land Size: 2500 sqm approx

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 eighteen months.