

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

MALMSBURY EAST 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

Farm

Suburb

Malmsbury

Period-from

01 Sep 2022

to

31 Aug 2023

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

215 SPRING CREEK ROAD TARADALE VIC 3447	\$1,355,000	02-Aug-22
64 PREMIER MINE ROAD KYNETON SOUTH VIC 3444	\$1,225,000	12-Oct-22
231 SUTTON GRANGE-REDESDALE ROAD SUTTON GRANGE VIC 3448	\$1,200,000	31-Aug-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: 07 September 2023



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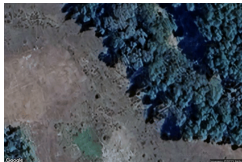


**215 SPRING CREEK ROAD
TARADALE VIC 3447**

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Sold Price **\$1,355,000** Sold Date **02-Aug-22**

Distance **5.89km**



**64 PREMIER MINE ROAD KYNETON
SOUTH VIC 3444**

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Sold Price **\$1,225,000** Sold Date **12-Oct-22**

Distance **10.03km**



**231 SUTTON GRANGE-REDESDALE
ROAD SUTTON GRANGE VIC 3448**

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Sold Price ^{RS} **\$1,200,000** Sold Date **31-Aug-23**

Distance **24.46km**

RS = Recent sale **UN** = Undisclosed Sale

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