

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

23 Orr Street Malmbsbury 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Other

Suburb

Malmbsbury

Period-from

01 Sep 2019

to

31 Aug 2020

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

7 Drake Street Malmbsbury VIC 3446	\$550,000	04-Oct-19
54 Mitchell Street Malmbsbury VIC 3446	\$580,000	12-Mar-20

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.

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Jennifer Pearce
P (03) 5422 2678
M 0427422508
E jennifer.pearce@kyneton.rh.com.au



7 Drake Street Malmsbury VIC 3446 Sold Price **\$550,000** Sold Date **04-Oct-19**

 3  2  2

Distance **0.1km**



54 Mitchell Street Malmsbury VIC 3446 Sold Price **\$580,000** Sold Date **12-Mar-20**

 3  2  3

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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