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	31 Tucker Street 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	$480,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$190,001	Property type	Land	Suburb	Malmsbury
Period-from	01 Oct 2018	to	30 Sep 2019	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
33 Tucker Street Malmsbury VIC 3446	$485,000	14-Feb-18
20 Adamson Street Malmsbury VIC 3446	$465,000	11-Sep-18
51 Urquhart Street Malmsbury VIC 3446	$480,000	30-Aug-18

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 October 2019

BRAD TEAL
CONSIDER IT DONE
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33 Tucker Street Malmsbury VIC 3446

4 2 2

Sold Price **$485,000** Sold Date **14-Feb-18**

Distance **0.01km**



20 Adamson Street Malmsbury VIC 3446

4 2 2

Sold Price **$465,000** Sold Date **11-Sep-18**

Distance **0.57km**



51 Urquhart Street Malmsbury VIC 3446

3 1 6

Sold Price **$480,000** Sold Date **30-Aug-18**

Distance **0.82km**

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

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