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	2599 Daylesford Road, Malmsbury, Vic 3446

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$700,000	&	$750,000

Median sale price

Median price	$575,000	Property type	House	Suburb	Malmsbury
Period - From	May 20	to	April 21	Source	Pricefinder.com.au

Comparable property sales

These are the 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
52 Mitchell Street, Malmsbury	$ 750,000	04/03/2021
29 Campbell Street, Malmsbury	$ 695,000	10/02/2021

This Statement of Information was prepared on: 13th May 2021