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	29 Patterson Street, Malmsbury, Vic 3446

Indicative selling price

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

	range between	$795,000	&	$850,000

Median sale price

Median price	$695,000	Property type	House	Suburb	Malmsbury
Period - From	Oct 2020	to	Sept 2021	Source	Pricefinder

Comparable property sales

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
119 Mollison Street, Malmsbury	$810,000	25/05/2021
5 Ellesmere Place, Malmsbury	$870,000	08/05/2021
17 Barker Street, Malmsbury	$845,000	26/11/2021

This Statement of Information was prepared on: 2nd December, 2021