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	Lot 15, 4 Fleming Street, Malmsbury, Vic, 3446

Indicative selling price

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

$450,000

Median sale price

Median price	$456,000	Property type	House	Suburb	Malmsbury
Period - From	July 2020	to	June 2021	Source	Pricefinder.com.au

Comparable property sales

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: 14th July 2021