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	5 Ellesmere Place, Malmsbury, Vic 3446

Indicative selling price

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

$895,000	~~or range between~~	~~$~~	~~&~~	~~$~~

Median sale price

Median price	$540,000	Property type	House	Suburb	Malmsbury
Period - From	April 2020	to	March 2021	Source	Pricefinder

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
27 Bever Street, Malmsbury	$900,000	16/02/2021
25 Service Street, Malmsbury	$890,000	7/03/2019

This Statement of Information was prepared on: 15th April, 2021