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	34 Breakneck Road, Malmsbury, Vic 3446

Indicative selling price

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

Range between $625,000 & $675,000

Median sale price

Median price	$550,000	Property type	House	Suburb	Malmsbury
Period - From	April 2019	to	March 2020	Source	Pricefinder.com.au

Comparable property sales

This is the property 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
1 20 Lauriston Street, Malmsbury	$643,000	20/11/2019
2	$	
3	$	

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: 9th July 2020