Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

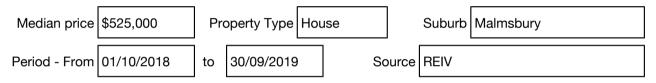
53 Urquhart Street, Malmsbury Vic 3446

Indicative selling price

For the	meaning	of this	price	see	consumer.vic.gov.a	u/underquoting
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Single price \$660,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2644 Daylesford Rd MALMSBURY 3446	\$740,000	01/12/2018
2	140 Mollison St MALMSBURY 3446	\$671,000	02/11/2018
3	2635 Daylesford Rd MALMSBURY 3446	\$615,000	30/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/12/2019 17:25

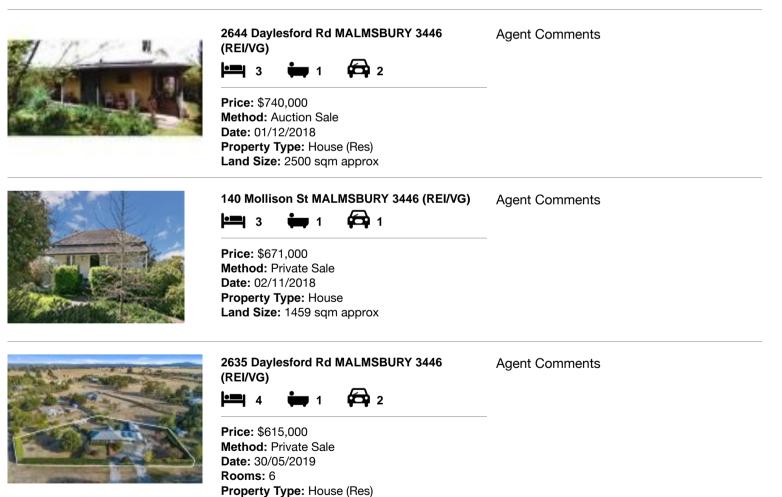






Property Type: House (Res) Land Size: 1926 sqm approx Agent Comments Indicative Selling Price \$660,000 Median House Price Year ending September 2019: \$525,000

Comparable Properties



Land Size: 2732 sqm approx

Account - Broadhurst Property | P: 1300 380 980



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.