

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, Malmesbury Vic 3446

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$525,000

Property Type House

Suburb Malmesbury

Period - From 01/10/2018

to 30/09/2019

Source REIV

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.

	Address 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



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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



2644 Daylesford Rd MALMSBURY 3446
(REI/VG)

Agent Comments

3 1 2

Price: \$740,000
Method: Auction Sale
Date: 01/12/2018
Property Type: House (Res)
Land Size: 2500 sqm approx



140 Mollison St MALMSBURY 3446 (REI/VG)

Agent Comments

3 1 1

Price: \$671,000
Method: Private Sale
Date: 02/11/2018
Property Type: House
Land Size: 1459 sqm approx



2635 Daylesford Rd MALMSBURY 3446
(REI/VG)

Agent Comments

4 1 2

Price: \$615,000
Method: Private Sale
Date: 30/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 2732 sqm approx