

# 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

39 Cameron Street, Malmsbury Vic 3446

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$810,000

Property Type House

Suburb Malmsbury

Period - From 01/01/2023

to 31/12/2023

Source REIV

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

**A\*** These are the three 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
1	28 Ross St MALMSBURY 3446	\$645,000	07/11/2022
2	27 Drake St MALMSBURY 3446	\$635,000	04/09/2023
3	28 Service St MALMSBURY 3446	\$615,000	14/10/2022

**OR**

~~**B\*** 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:

15/02/2024 10:46



**Rooms:** 6

**Property Type:** House

**Land Size:** 804m2 sqm approx

Agent Comments

## Comparable Properties



**28 Ross St MALMSBURY 3446 (REI/VG)**

Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 07/11/2022

**Property Type:** House

**Land Size:** 1300 sqm approx

**27 Drake St MALMSBURY 3446 (VG)**

Agent Comments



**Price:** \$635,000

**Method:** Sale

**Date:** 04/09/2023

**Property Type:** House (Res)

**Land Size:** 755 sqm approx



**28 Service St MALMSBURY 3446 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** House

**Land Size:** 1070 sqm approx